



## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner, Director Engineer-Architect  
Right-of-Way Services

**DATE:** November 22<sup>nd</sup>, 2019

**ROW #:** 2019-DEDICATION-0000118 **SCHEDULE #:** Parcel -001: 0618303021000; Parcel -002: 0618303022000

**TITLE:** This request is to dedicate two parcels of land as Public Right-of-Way as 1) S. Dexter St. and 2) E. Kentucky Ave., located at the intersection of S. Dexter St. and E. Kentucky Ave.

**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. Dexter St. and E. Kentucky Ave. These parcels of land are being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project '900 S. Dexter St.'

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 land for Public Right-of-Way purposes as 1) S. Dexter St. and 2) E. Kentucky Ave. The land is described as follows.

### **INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000118-001 & 002) HERE.**

A map of the area to be dedicated is attached.

MB/RP/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Jolan Clark District # 7  
Councilperson Aide, Tate Carpenter  
Councilperson Aide, Maggie Thompson  
Councilperson Aide, Anita Banuelos  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Jason Gallardo  
Public Works, Right-of-Way Engineering Services, Matt Bryner  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Public Works Survey, Ron Post  
Public Works Survey, Paul Rogalla  
Public Works Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000118

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [jason.gallardo@DenverGov.org](mailto:jason.gallardo@DenverGov.org) by **12:00 pm 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: November 22<sup>nd</sup>, 2019

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:** This request is to dedicate two parcels of land as Public Right-of-Way as 1) S. Dexter St. and 2) E. Kentucky Ave., located at the intersection of S. Dexter St. and E. Kentucky Ave.

3. **Requesting Agency:** Public Works, Right-of-Way Services  
**Agency Division:** Survey

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@denvergov.org

6. **General description/background of proposed resolution 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. Dexter St. and E. Kentucky Ave. These parcels of land are being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project '900 S. Dexter St.'

**\*\*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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:**
- d. **Affected Council District:** Jolan Clark District # 7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this resolution?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title:** 2019-DEDICATION-0000118

**Description of Proposed Project:** Dedication of two parcels of land as Public Right-of-Way as 1) S. Dexter St. and 2) E. Kentucky Ave.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The City and County of Denver was deeded this land to be dedicated as Public Right-of-Way.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

**What is the known duration of an MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way as part of a development project called '900 S Dexter St.'

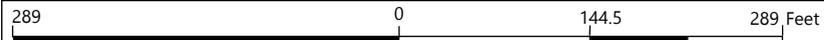


Parcel -002 to be dedicated

Parcel -001 to be dedicated

### Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
  - Liner
  - Sheet Pile Wall Area
- Streams
- Streets
- Alleys
- Railroads
  - + Main
  - + Yard
  - + Spur
  - + Siding
  - + Interchange track
  - + Other
- Bridges
- Rail Transit Stations
  - Existing
  - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Lots/Blocks
- Parks
  - All Other Parks; Liner
  - Mountain Parks



**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000118-001****LAND DESCRIPTION PARCEL #1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER 2019, AT RECEPTION NUMBER 2019151847 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TWO FOOT STRIP OF LAND IN THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. WITHIN LOTS 1-3, SWANDORA LANE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18 FROM WHENCE THE S 1/4 CORNER OF SAID SECTION 18 IS ASSUMED TO BEAR SOUTH 00°11'08" WEST, A DISTANCE OF 659.26 FEET AND MONUMENTED AS SHOWN OF WHICH ALL BEARINGS ARE BASED HEREON; THENCE SOUTH 37°16'03" WEST, A DISTANCE OF 490.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING THE POINT OF BEGINNING; THENCE NORTH 00°03'48" EAST ON WEST LINE OF SAID LOT 1-3, A DISTANCE OF 349.45 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 29°52'31" AND AN ARC DISTANCE OF 7.84 FEET; THENCE SOUTH 00°03'48" WEST, A DISTANCE OF 356.92 FEET; THENCE SOUTH 89°48'05" WEST, ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 709.00 SQUARE FEET OR 0.016 ACRES+/-.

**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000118-002****LAND DESCRIPTION PARCEL #2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER 2019, AT RECEPTION NUMBER 2019151847 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A SEVEN FOOT STRIP OF LAND IN THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. WITHIN LOT 1, SWANDORA LANE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18 FROM WHENCE THE S 1/4 CORNER OF SAID SECTION 18 IS ASSUMED TO BEAR SOUTH 00°11'08" WEST, A DISTANCE OF 659.26 FEET AND MONUMENTED AS SHOWN OF WHICH ALL BEARINGS ARE BASED HEREON; THENCE SOUTH 81°06'52" WEST, A DISTANCE OF 165.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BEING THE POINT OF BEGINNING; THENCE SOUTH 89°48'41" WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 118.34 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 57°46'09" AND AN ARC DISTANCE OF 15.12 FEET; THENCE NORTH 89°48'41" EAST, A DISTANCE OF 130.99 FEET; THENCE NORTH 00°07'28" EAST, ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING. CONTAINING 890.89 SQUARE FEET OR 0.02 ACRES+/-.



10/30/2019 04:02 PM  
City & County of Denver

R \$0.00

WD

2019151847  
Page: 1 of 6  
D \$0.00

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 24<sup>th</sup> day of October, 2019, by **RB DEXTER FIVE, LLC**, An Ohio limited liability company, whose address is 1653 Merriman Road, Ste. 204, Akron, OH 44313, United States ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

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 of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

Asset Mgmt. # 19-165

Project Description:  
2018 - Dedication - 000018 DJE

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

**RB DEXTER FIVE, LLC**, An Ohio limited liability company

By: B.B.

Name: Brian Botnick

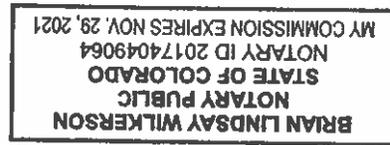
Its: Partner

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 24 day of October, 2019  
by Brian Botnick, as Partner of **RB DEXTER FIVE, LLC**, An  
Ohio limited liability company.

Witness my hand and official seal.

My commission expires: Nov 29, 2021



[Signature]  
Notary Public

**EXHIBIT "A"**

A TWO FOOT STRIP OF LAND IN THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. WITHIN LOTS 1-3, SWANDORA LANE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18 FROM WHENCE THE S 1/4 CORNER OF SAID SECTION 18 IS ASSUMED TO BEAR SOUTH 00°11'08" WEST, A DISTANCE OF 659.26 FEET AND MONUMENTED AS SHOWN OF WHICH ALL BEARINGS ARE BASED HEREON; THENCE SOUTH 37°16'03" WEST, A DISTANCE OF 490.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING THE POINT OF BEGINNING; THENCE NORTH 00°03'48" EAST ON WEST LINE OF SAID LOT 1-3, A DISTANCE OF 349.45 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 29°52'31" AND AN ARC DISTANCE OF 7.84 FEET; THENCE SOUTH 00°03'48" WEST, A DISTANCE OF 356.92 FEET; THENCE SOUTH 89°48'05" WEST, ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 709.00 SQUARE FEET OR 0.016 ACRES+/-.

ROBERT A. HALL  
 COLORADO P.L.S. 30098  
 FOR & ON BEHALF OF  
 GILLIANS LAND CONSULTANTS



*Gillians*

GILLIANS LAND CONSULTANTS  
 P.O. BOX 746358  
 ARVADA, CO 80006-6358  
 303-972-6640 [www.gillianslc.com](http://www.gillianslc.com)

JOB NO.: 18069  
 DRAWN: RAH  
 ISSUE DATE: 10.01.19  
 FILE: 18069

# ILLUSTRATION TO EXHIBIT "A"

POINT OF COMMENCEMENT  
NE COR. E 1/2, NE 1/4, SE 1/4,  
SW 1/4 OF SEC. 18  
FOUND 3" ALUMINUM CAP

$\Delta=29^{\circ}52'31''$   
 $R=15.00'$   
 $L=7.84'$

E. KENTUCKY AVE.

LOT 10

S. DEXTER STREET

LOT 1

SWANDORA LANE  
SUBDIVISION

LOT 10

$S37^{\circ}16'03''W$   
490.51'

S. DAHLIA STREET  
(BASIS OF BEARING)

$S00^{\circ}11'08''W$  659.26'

349.45'  
356.92'

LOT 2

$N00^{\circ}03'48''E$   
 $S00^{\circ}03'48''W$

S 1/4 CORNER OF SEC. 18  
FOUND 3" ALUMINUM CAP  
IN DWD BOX 0.4" DEEP  
LS 16398

LOT 3

P.O.B.

2.00'  
 $S89^{\circ}48'05''W$



SCALE: 1" = 50' US SURVEY FEET



50' 0 25' 50'

SHEET 2 OF 2

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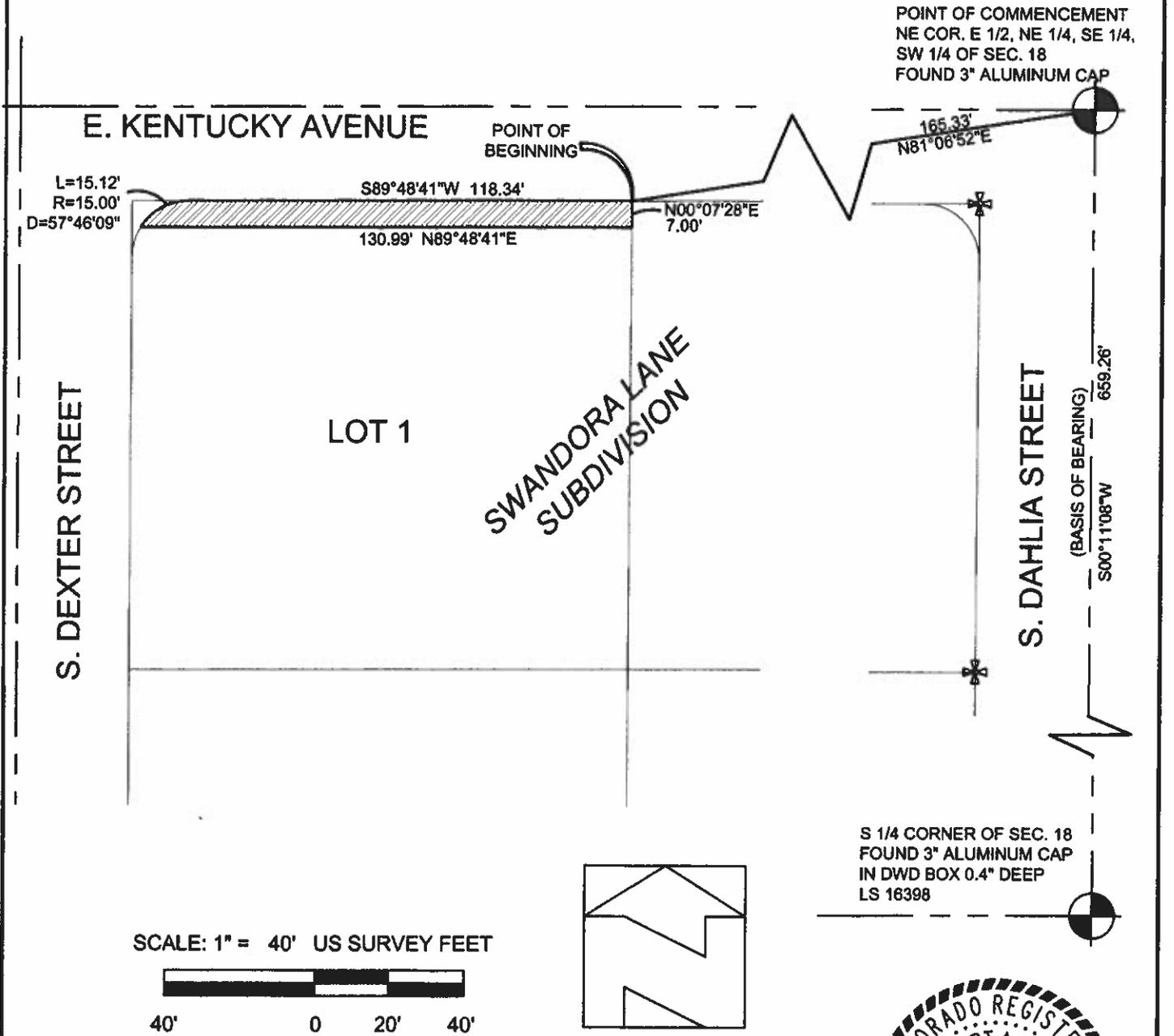
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SHEET 1 OF 2

# ILLUSTRATION TO EXHIBIT "A"



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