

1 BY AUTHORITY

2 RESOLUTION NO. 11-0055
3 SERIES OF 2011

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 A RESOLUTION

5 **Laying out, opening and establishing as part of the city street system certain**
6 **parcels of land as Speer Blvd. located at numerous locations along Speer Blvd.**
7

8 **WHEREAS**, the Manager of Public Works of the City and County of Denver has found and
9 determined that the public use, convenience and necessity require the laying out, opening and
10 establishing as a public street designated as part of the system of thoroughfares of the municipality
11 those portions of real property hereinafter more particularly described, but generally located at the
12 intersections of Speer Blvd. and Marion St. to Corona St., Speer Blvd. and Logan St. to Bannock St.,
13 Speer Blvd. and W. 11th Ave. to W. 13th Ave., Speer Blvd. and Washington St., and Speer Blvd. and
14 Firth Ct., and, subject to approval by resolution has laid out, opened and established the same as a
15 public street;

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

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

Four parcels of land located in the Northwest 1/4 of Section 11, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 1

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of July 1991 by Reception Number R-91-0070621 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A Parcel of land situated in Lot 21 and 22, Block 9, Park Club Place Subdivision as recorded at Book 16, Page 10 of the City & County of Denver Clerk and Recorder's Office, and being a part of the Northwest Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

21

Commencing at the Center Quarter Corner of said Section 11, from which the West Quarter Corner of said Section 11 bears S 89°50'30" W, thence along the Center Quarter Line of said Section 11, S 89°50'30" W a distance of 882.63 feet; thence N 00°09'22" W, a distance of 49.60 feet to the southeasterly corner of said Lot 21, and the Point of Beginning; thence along the northeasterly Right-of-Way line of Speer Blvd. being also the southwesterly line of said Block 9, N 73°19'39" W, a distance of 106.00 feet; thence at right angles N 16°40'21" E, a distance of 3.00 feet; thence at right angles and parallel with said northeasterly Right-of-Way line of Speer Blvd. S 73°19'39" E, a distance of 85.00 feet; thence N 53°44'10" E, a distance of 23.84 feet to a point on the westerly Right-of-Way line of Marion St. being also easterly line of said Block 9; thence along said westerly Right-of-Way line S 00°05'11" E, a distance of 23.00 feet to the Point-of-Beginning.

1 Said parcel contains 508 square feet, more or less.

Parcel 2

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of July 1991 by Reception Number R-91-0070619 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A Parcel of land situated in Lot 20, Resubdivision of Lots 15 to 20, Block 9, Park Club Place Subdivision as recorded at Book 17, Page 26 of the City & County of Denver Clerk and Recorder's Office, and being a part of the Northwest Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 11, from which the West Quarter Corner of said Section 11 bears S 89°50'38" W, thence along the Center Quarter Line of said Section 11, S 89°50'38" W a distance of 1023.68 feet; thence N 00°09'22" W, a distance of 92.26 feet to the southeasterly corner of said Lot 20, thence along the northeasterly Right-of-Way line of Speer Blvd. being also the southwesterly line of said Block 9, N 73°19'39" W a distance of 29.00 feet to the Point-of-Beginning; thence continuing along said northeasterly Right-of-Way line N 73°19'39" W a distance of 88.00 feet; thence at right angles N 16°40'21" E, a distance of 3.00 feet; thence at right angles a parallel with said northeasterly Right-of-Way line S 73°19'39" E, a distance of 88.00 feet; thence at right angles S 16°40'21" W, a distance of 3.00 feet to the Point of Beginning.

2 Said parcel contains 264 square feet, more or less.

Parcel 3

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 11th of September 1991 by Reception Number R-91-0087106 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A Parcel of land situated in Lots 16 to 17, Block 6, Arlington Park Annex Subdivision as recorded at Book 16, Page 32 of the City & County of Denver Clerk and Recorder's Office, and being a part of the Northwest Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 11, from which the West Quarter Corner of said Section 11 bears S 89°50'38" W, thence along the Center Quarter Line of said Section 11, S 89°50'38" W a distance of 1341.75 feet; thence N 00°09'22" W, a distance of 188.47 feet to the southeasterly corner of said Lot 17 of said Block 6, and the Point of Beginning; thence along the northeasterly Right-of-Way line of Speer Blvd. being also the southwesterly line of said Block 6, N 73°19'39" W a distance of 139.21 feet; thence along the easterly Right-of-Way line of Corona St. being also the westerly line of said Block 6, N 00°03'40" W a distance of 15.00 feet; thence S 45°03'40" E, a distance of 17.66 feet; thence parallel with said northeasterly Right-of-Way line of Speer Blvd. S 73°19'39" E, a distance of 107.98 feet; thence N 61°40'21" E, a distance of 19.79 feet to a point on the Westerly Right-of-Way line of Downing St. being also the easterly line of said Block 6; thence along said westerly Right-of-Way line S00°02'12" E, a distance of 20.88 feet to the Point of Beginning.

1 Said parcel contains 1010 square feet, more or less.

Parcel 4

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of July 1991 by Reception Number R-91-0070617 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A Parcel of land situated in Lots 14 and 15, Block 7, Arlington Park Annex Subdivision as recorded at Book 16, Page 32 of the City & County of Denver Clerk and Recorder's Office, and being a part of the Northwest Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 11, from which the West Quarter Corner of said Section 11 bears S 89°50'38" W, thence along the Center Quarter Line of said Section 11, S 89°50'38" W a distance of 1534.97 feet; thence N 00°09'22" W, a distance of 246.91 feet to the southeasterly corner of said Lot 14 of said Block 7, thence along the northeasterly Right-of-Way line of Speer Blvd. being also the southwesterly line of said Block 7, N 73°19'39" W a distance of 130.44 feet to the southwest corner of Lot 15 of said Block 7; thence along the easterly line of a vacated 16 foot wide alley being also the westerly line of said Lot 15, N 00°04'38" W, a distance of 3.13 feet; thence parallel with said northeasterly Right-of-Way line of Speer Blvd. S 73°19'39" E, a distance of 112.88 feet; thence N 48°21'06" E, a distance of 22.48 feet to a point on the westerly Right-of-Way line of Corona St. being also the easterly line of said Block 7; thence along said westerly Right-of-Way line S00°03'40" E, a distance of 23.11 feet to the Point of Beginning

2 Said parcel contains 559 square feet, more or less.

3 Six parcels of land located in the Northeast 1/4 of Section 10, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 5

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of July 1991 by Reception Number R-91-0070615 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

4 A Parcel of land situated in Lots 22 to 26, Block 3, Cartwright's Addition to Denver, Colorado, as recorded at Book 16, Page 21 of the City & County of Denver Clerk and Recorder's Office, and lying in the Northeast Quarter of Section 10, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 11 Township 4 South, Range 68 West,, from which the Center Quarter Corner of said Section 11 bears S 89°50'38" W, thence N 00°55'35" W, a distance of 833.81 feet to the southeast corner of Lot 26 of said Block 3, and the Point of Beginning; thence along the northeasterly Right-of-Way line of Speer Blvd. being also the southwesterly line of said Block 3, N 50°57'54" W a distance of 172.12 feet to an angle point in the westerly line of Lot 23 said Block 3 being also the easterly Right-of-Way line of Washington St.; thence along the easterly Right-of-Way line of Washington St., N 00° 02' 34" W, a distance of 22.00 feet; thence at right angles N 89°57'26" E a distance of 6.35 feet; thence at right angles and parallel with the said easterly Right-of-Way line of Washington St., S00°02'34" E, a distance of 22.00 feet; thence parallel with said northeasterly Right-of-Way line Speer Blvd., S 50°57'54" E, a distance of 152.19 feet; thence N 84°02'06" E a distance of 9.16 feet a point on the westerly line of an 11.33 foot wide alley also the easterly line of said Block 3; thence along said westerly alley line S 00°04'26" E, a distance of 13.51 feet to the Point of Beginning

1 Said parcel contains 851 square feet, more or less.

Parcel 6

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 10th of June 1992 by Reception Number R-92-0065402 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A parcel of land situated in a portion of Lots 18 to 28 inclusive, Block 8, East Broadway Terrace as recorded at Book 4, Page 16, in the office of the Clerk and Recorder of the City and County of Denver, also being situated in a portion of the Vacated alley (Ord. 228, Series of 1958) contained in said Block 8, also being situated in a portion of the N ½ of vacated East 4th Avenue of (Ord. 183, Series of 1977), being a part of the NE ¼ of Section 10, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows:

2 Commencing at the intersection of the easterly right of way line of Grant Street (also being the westerly line of said Block 8), with the northeasterly line of a parcel of land described and recorded in Book 1375 at page 542 on January 13, 1977 in the office of the Clerk and Recorded of the City and County of Denver, said point being the point of beginning; thence along said northeasterly line along the arc of a curve to the left a distance of 295.26 feet, said curve having a central angle of 05 degrees 36'59" E, a radius of 3012.07 feet, a chord bearing of S 47 degrees 32'29" E to a point of nonradial intersection with the northeasterly line of vacated 4th Avenue (Ord. 183, Series of 1977);

3 thence along said northeasterly line S 29 degrees 16'58" E, a distance of 45.84 feet to the point of intersection of said northeasterly line and the centerline of said vacated 4th Avenue; thence along said centerline S 89 degrees 57'15" W, a distance of 4.78 feet, to a point of nonradial intersection with a curve; thence along the arc of said curve to the left a distance of 85.84 feet . said curve having a central angle of 22 degrees 55'47", a radius of 214.50 feet, and a chord bearing of N 40 degrees 41'07" W, to a point of reverse curvature; thence along the arc of said reverse curve to the right a distance of 227.71 feet, said curve having a central angle of 08 degrees 53'39", a radius of 1466.89 feet, a chord bearing of N 47 degrees 42'11" W, to a point of compound curvature; thence along the arc of said compound curve to the right a distance of 16.85 feet, said curve having a central angle of 00 degrees 10'03", a radius of 5764.08 feet, and a chord bearing of N 43 degrees 10'20" W, to a point of nonradial intersection with the westerly line of said Block 8; thence along the westerly line of said Block 8 N 00 degrees 05'17" W, a distance of 9.18 feet, to the point of beginning.

1 **Basis of bearing: the line between the Range Point at 4th Avenue and Lincoln Street and 5th Avenue and Lincoln Street bears N 00 degrees 05'17" W, both points are steel pins with aluminum caps in Range Point Boxes.**

Parcel 7

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 17th of June 1992 by Reception Number R-92-0067807 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A parcel of land situated in a portion of Lots 31 to 38 inclusive, Block 7, East Broadway Terrace as recorded at Book 4, Page 16, in the office of the Clerk and Recorder of the City and County of Denver, being a part of the NE ¼ of Section 10, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows:

2 **Commencing at the intersection of the easterly right of way of an alley as platted in said Block 7, and with the southwesterly right of way line of Speer Blvd. as described by Ord. 156, Series of 1910 also being the point of beginning; thence along said southwesterly right of way line of said Speer Blvd. also being along the arc of a curve to the left, a distance of 192.22 feet, said curve having a central angle of 03 degrees 40'51", a radius of 2992.07 feet, a chord bearing of S 40 degrees 39' 43" E to a point of nonradial intersection with the westerly right of way line of Grant Street, also being the easterly line of said block 7; thence along the easterly line of said Block 7. S 00 degrees 05'17" E, a distance of 35.50 feet, to a point of nonradial intersection with a curve; thence departing the easterly line of Said Block 7, along the arc of a said curve to the right, a distance of 185.94 feet, said curve having a central angle of 01 degrees 51'04", a radius of 5755.08 feet, a chord bearing of N 42 degrees 51'04", a radius of 5755.08 feet a chord bearing of N 42 degrees 19'59" W, to a point of nonradial intersection with the easterly line of said alley; thence along the easterly line of said alley, N 00 degrees 05'17" W, a distance of 43.84 feet to the point of beginning, City and County of Denver, State of Colorado.**

Parcel 8

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 31st of March 1993 by Reception Number R-93-0040318 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

3 **A parcel of land situated in a portion of Lots 1 to 4 inclusive, Block 7, East Broadway Terrace as recorded at Book 4, Page 16, in the office of the Clerk and Recorder of the City and County of Denver, being a part of the NE ¼ of Section 10, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows:**

4 **Commencing at the NW corner of Block 7 of East Broadway Terrace; thence along the northerly line of said Block 7, N 89 degrees 57'15" E, a distance of 54.97 feet to the point of beginning; thence continuing along the northerly line of said Block 7, N 89 degrees 57'15" E, a distance of 41.98 feet to a point of nonradial intersection with the southwesterly line of Speer Blvd. dedicated by Ord. 156, Series of 1910; thence along the southwesterly line of Speer Blvd., also being the arc of a curve to the left, a distance of 45.75 feet, said curve having a central angle of 00 degrees 52'34", a radius of 2992.07 feet, a chord bearing of S 37 degrees 53'29" E, to a point of nonradial intersection with the westerly line of an alley as platted in said block 7; thence along the westerly line of said alley, S 00 degrees 05'17" E, a distance of 45.69 feet to a point of nonradial intersection; thence departing the westerly line of said alley along the arc of a curve to the right, a distance of 107.73 feet, said curve having a central angle of 01 degree 04'21" a radius of 5755.08 feet, a chord bearing of N 40 degrees 37'46" W to the point of beginning.**

Basis of bearing: the line between the Range Point at 4th Avenue and Lincoln Street and 5th Avenue and Lincoln Street bears N 00 degrees 05'17" W, both points are steel pins with aluminum caps in Range Point Boxes.

Parcel 9 (Described as Parcel 2 on Rule and Decree in Condemnation)

A parcel of land conveyed by Rule and Decree in Condemnation to the City & County of Denver, recorded on the 10th of August 1992 by Reception Number R-92-0092459 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A parcel of land situated in a portion of Lots 24 to 30 inclusive, Block 3, East Broadway Terrace as recorded at Book 4, Page 16, in the office of the Clerk and Recorder of the City and County of Denver, being a part of the Northeast Quarter of Section 10, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows:

Commencing at the northwest corner of Lot 30, Block 3 of East Broadway Terrace; thence along the northerly line of said Lot 30, N 89°57'15" E, a distance of 5.55 feet to the Point of Beginning; thence continuing along the northerly line of said Lot 30, N 89°57'15" E, a distance of 26.38 feet to the southwesterly line of a parcel of land deeded to the City and county of Denver in Book 4999, Page 385; thence departing the northerly line of said Lot 30, along the southwesterly line of said parcel S 36°36'56" E a distance of 156.37 feet, to a point on the westerly Right-of-way line of Sherman Street also being the easterly line of said Block 3; thence along the easterly line of said Block 3, S 00°05'17" E, a distance of 32.53 feet; thence departing the easterly line of said Block 3, N 37°08'32" W, a distance of 198.23 feet, to the Point of Beginning. Said Parcel contains 3599 feet, more or less.

Basis of bearing: the line between the Range Point at 4th Avenue and Lincoln Street and 5th Avenue and Lincoln Street bears N 00 degrees 05'17" W, both points are steel pins with aluminum caps in Range Point Boxes.

Parcel 10 (Described as Parcel 1 on Rule and Decree in Condemnation)

A parcel of land conveyed by Rule and Decree in Condemnation to the City & County of Denver, recorded on the 10th of August 1992 by Reception Number R-92-0092459 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A parcel of land situated in a portion of Lots 4 to 9 inclusive, Block 3, East Broadway Terrace as recorded at Book 4, Page 16, in the office of the Clerk and Recorder of the City and County of Denver, being a part of the Northeast Quarter of Section 10, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows:

Commencing at the northwest corner of Lot 4, Block 3, East Broadway Terrace; also being the Point of Beginning; thence along the northerly line of said Lot 4, N 89°57'15" E, a distance of 43.24 feet to the southwesterly line of a parcel of land deeded to the City and County of Denver recorded in Book 5982, Page 135 Dec. 26, 1945; thence departing the northerly line of said Lot 4, along the southwesterly line of said parcel S 36°36'56" E a distance of 137.37 feet, to a point on the westerly line of an alley as platted in said Block 3; thence along the westerly line of said alley S 00°05'17" E, a distance of 36.14 feet; thence departing the westerly line of said alley, N 37°08'31" W, a distance of 137.63 feet; thence S 52°51'29" W a distance of 38.63 feet; thence S 89°54'43" W a distance of 11.24 feet to a point on the west line of Lot 6 of said Block 3; thence along said west line N 00°05'17" W, a distance of 60 feet to the Point of Beginning. Said Parcel contains 5249 feet, more or less.

1 **Basis of bearing: the line between the Range Point at 4th Avenue and Lincoln Street and 5th Avenue and Lincoln Street bears N 00 degrees 05'17" W, both points are steel pins with aluminum caps in Range Point Boxes.**

A parcel of land located in the Southeast 1/4 of Section 3, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 11 (Described as Parcel I on Deed)

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 17th of December 1992 by Reception Number R-92-0150154 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A parcel of land situated in a portion of Lot 15 and Lots 22 to 28 inclusive, Block 23, and a portion of Vacated Alley (Ord. 9, Series 1940) Arlington Heights Addition to Denver as recorded at Book 2 on Page 48, in the office of the Clerk and Recorder of the City and County of Denver, also being a part of the Southeast Quarter of Section 3, Township 4 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

2 **Commencing at the intersection of the southwesterly Right-of-Way line of Speer Boulevard ad dedicated by Ord. 156 Series of 1910 and the westerly line of a parcel of land as described and recorded in Book 204 at Page 638, July 29, 1970 also being the Point of Beginning; thence along said westerly line, S 03 degrees 15'43" W a distance of 22.88 feet; thence departing said westerly line S 09 degrees 24'35" W a distance of 20.52 feet to a point of nonradial intersection with a curve; thence along the arc of said curve to the left a distance of 34.67 feet, said curve having a central angle of 64 degrees 04'55" a radius of 31.00 feet, a chord bearing of 11 degrees 38'30" W to a point of tangency; thence N 43 degrees 40'57" W a distance of 118.54 feet to a point of nonradial intersection with a curve; thence along the arc of said curve to the left a distance of 43.56 feet, said curve having a central angle of 01 degrees 25'47" a radius of 1745.95 feet, and a chord bearing of N 47 degrees 03'15" W to a point of nonradial intersection with the northerly line of Lot 15 of said Block 23; thence along the northerly line of said Lot 15, S 90 degrees 00'00" E a distance of 12.63 feet, to a point of nonradial intersection with the southwesterly Right-of-Way line of said Speer Boulevard; thence along the southwesterly Right-of-Way line of said Speer Boulevard on the arc of a curve to the right a distance of 179.02 feet, said curve having a central angle of 05 degrees 46'56" a radius of 1701.86 feet, a chord bearing of S 46 degrees 08'01" E to the Point of Beginning.**

3 **Two parcels of land located in the Southwest 1/4 of Section 3, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.**

Parcel 12

A parcel of land conveyed by Rule and Decree in Condemnation to the City & County of Denver, recorded on the 24th of August 1995 by Reception Number 9500103087 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A parcel of land situated in a portion of Lots 4 to 8 inclusive, Block 17 Whitsitt's Addition to Denver as recorded at Book 1, Page 48, in the office of the Clerk and Recorder of the City and County of Denver also being in the Southwest Quarter of Section 4, Township 4 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the intersection of the west line of Lot 4 said Block 17, and the southwesterly Right-of-Way line of Speer Boulevard; dedicated by Ord. 85 Series of 1908, also being the easterly line of a vacated alley (Book 1537, Page 226) also being the Point of Beginning; thence along said southwesterly Right-of-Way line and along the arc of a curve to the left, a distance of 160.30 feet said curve having a central angle of 03°14'10" a radius of 2838.29 feet, a chord bearing of S 56°59'51" E to a point of reverse curvature; thence continuing along said southwesterly Right-of-Way line and along the arc of said reverse curve to the right a distance of 16.14 feet, said curve having a central angle of 00°31'08", a radius of 1781.86, a chord bearing of S 58°21'22" E to a point of nonradial intersection with the westerly Right-of-way line of Broadway vacating & dedicating by Ord. 65 Series of 1898; thence along said westerly Right-of-Way line S 01°12'07" W, a distance of 6.37 feet; thence departing said westerly Right-of-Way line N 57°09'00" W a distance of 37.42 feet; thence N 01°55'13" E a distance of 1.73 feet; thence N 56°49'34" W a distance of 91.12 feet; thence S 32°24'11" W a distance of 2.00 feet; thence N 58°15'00" W a distance of 46.24 feet, to a point on the easterly line of said vacated alley; thence along the easterly line of said vacated alley N 00°06'35" E a distance of 7.61 feet to the Point of Beginning.

Said parcel contains 674 square feet, more or less.

Basis of bearing: the line between the Range Point at 4th Avenue and Lincoln Street and 5th Avenue and Lincoln Street bears N 00 degrees 05'17" W, both points are steel pins with aluminum caps in Range Point Boxes.

Parcel 13

A parcel of land conveyed by Rule and Decree in Condemnation to the City & County of Denver, recorded on the 24th of August 1995 by Reception Number 9500103087 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A parcel of land situated in a portion Block 15 Whitsitt's Addition to Denver as recorded at Book 1, Page 48, in the office of the Clerk and Recorder of the City and County of Denver also being in the Southwest Quarter of Section 3, Township 4 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Southwest Corner of said Block 15, also being the intersection of the northerly Right-of-Way line of 7th Ave. and the easterly Right-of-Way line of Bannock St.; thence along the westerly line of said Block 15, N 00°06'35" E, a distance of 234.83 feet to a point of intersection of the southeasterly line of a portion of said Block 15 as described in Ordinance 403, Series of 1989; thence along said southeasterly line, N 48°20'28" E, a

1 distance of 39.26 feet to the Point of Beginning; thence continuing along said southeasterly line N 48°28'28" E, a distance of 26.27 feet to a point on the southwesterly line of Speer Boulevard as dedicated by Ord. 85, Series of 1908, said point being also on a non-tangent curve; thence along the arc of a curve to the left a distance of 380.55 feet, said curve having a central angle of 07°40'55", a radius of 2030.29 feet and a chord bearing of S 45°25'35" E to a point of nonradial intersection with the easterly line of said Block 15; thence along said easterly line of Block 15 S 00°06'35" W, a distance of 12.39 feet to a point on the southerly line of said Block 15 also being the northerly Right-of-Way line of 7th Ave.; thence along the southerly line of Said Block 15 N 09°49'19" W, a distance of 30.57 feet to a point of nonradial intersection with a curve; thence departing said southerly line of Block 15 along the arc of a curve to the right a distance of 180.55 feet, said curve having a central angle of 07°03'39", a radius of 1465.14 feet, and a chord bearing of N 46°38'42" W, to a point of non-tangency; thence N 40°59'12" W, a distance of 52.16 feet; thence N 38° 53'54" W, a distance of 54.94 feet; thence N 42°05'21" W, a distance of 64.92 feet to a point of curvature; thence along the arc of a curve to the left, said curve having a central angle of 46°35'41", a radius of 23.00 feet, and a chord bearing of N 65°23'12" W, a distance of 10.70 feet to the Point of Beginning. Said parcel contains 9809 square feet more or less.

2 Basis of bearing: the line between the Range Point at 4th Avenue and Lincoln Street and 5th Avenue and Lincoln Street bears N 00 degrees 05'17" W, both points are steel pins with aluminum caps in Range Point Boxes.

A parcel of land located in the Northwest 1/4 of Section 3, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 14

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 9th of July 1984 in Book 3143 Page 544 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

3 Beginning at the intersection of the south right-of-way line of West 13th Avenue and the southwesterly right-of-way line of southeasterly bound Speer Boulevard, thence southeasterly along said southwesterly right-of-way line of southeasterly bound Speer Boulevard a distance of 1234.47 feet to its intersection with north right-of-way line of West 11th Avenue; thence westerly along said north right-of-way line of West 11th Avenue a distance of 54.02 feet to a point on a curve to the left with a radius of 20.00 feet; a central angle of 110°43'14" and whose chord bears north 35°07'53" east 32.91 feet; thence 41.70 feet along the arc of said curve to a point of tangency; thence northwesterly along a line running parallel to the southwesterly right-of-way line of southwesterly bound Speer Boulevard a distance of 1197.41 feet to a point of curvature of a curve to the left having a radius of 20.00 feet, a central angle of 60°16'46" and a chord bearing south 59°22'07" east, 20.08 feet; thence 21.04 feet along the arc of said curve to a point of tangency south 89°30'30" east, along the south right-of-way line of West 13th Avenue to the southwesterly right-of-way line of southeasterly bound Speer Boulevard, the point of beginning: said parcel contains 15,270.59 square feet or 0.351 acres more or less.

Parcel 15

A parcel of land located in the Southeast 1/4 of Section 29, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

4 A portion of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 15th of July 1985 in Reception number 038717 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

All that part of Lots 50 through 62, Resubdivision of Lots 1, 2, 3, 4, 5, and 6, Block 15, Highlands Park being 5 feet north of and parallel to the Northeasterly right of way of Speer Boulevard as described in the following legal description.

Beginning at the Southerly common corner of Lots 49 and 50 of said Highlands Park; thence along the common boundary line of said Lots 49 and 50, North 25°16'53" East, 5.00 feet; thence along a line 5.00 feet Northeast of and parallel to the existing right of way of Speer Boulevard, South 64°43'07" East, 284.37 feet to a point of curvature; thence along a curve to the left having a central angle of 116°31'35", a radius of 15.00 feet and an arc length of 30.51 feet to a point of compound curve; thence along a curve to the left, of said curve being 7.00 feet Westerly and concentric with the existing right of way line of Firth Court, said curve having a central angle of 38°32'20" and a radius of 351.17 feet, an arc length of 236.21 feet to a point of tangency; thence along a line 7.00 feet Southwesterly and parallel to the existing right of way line of Firth Court, North 39°41'07" West, 193.86 feet; thence North 50°18'53" East, 7.00 feet to a point on the Westerly right of way line of Firth Court; thence along said Westerly right of way line the following two courses: 1) South 39°41'07" East, 193.86 feet to a point of curvature; 2) along a curve to the right having a delta of 43°45'29", a radius of 358.17, an arc length of 273.54 feet to a nontangent point on the right of way line of Speer Boulevard; thence along the Northeastern right of way line of Speer Boulevard North 64°43'07" West 317.28 feet to the point of beginning.

Said parcel contains 4915.70 square feet or 0.1128 acres more or less.

be and the same is hereby approved and said portions of real property are hereby laid out and established and declared laid out, opened and established as Speer Boulevard.

Section 2. That the real property described in Section 1 hereof shall henceforth be known as Speer Boulevard.

COMMITTEE APPROVAL DATE: January 27, 2011 by consent.

MAYOR-COUNCIL DATE: February 1, 2011

PASSED BY THE COUNCIL: _____, 2011

_____ - PRESIDENT

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

PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: February 2, 2011

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

David R. Fine, City Attorney

BY: _____, Assistant City Attorney DATE: _____, 2011