

BY AUTHORITY

RESOLUTION NO. CR24-1777

COMMITTEE OF REFERENCE:

SERIES OF 2024

Land Use, Transportation & Infrastructure

A RESOLUTION

Laying out, opening and establishing as part of the City street system parcels of land as: 1) East Ohio Avenue, located at the intersection of South University Boulevard and East Ohio Avenue; and 2) Public Alley, bounded by East Ohio Avenue, South Bonnie Brae Boulevard, and South University Boulevard.

WHEREAS, the Executive Director of the Department of Transportation and Infrastructure 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 a public street and a public alley 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 and a public alley;

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

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

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000003-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024100570 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 10 THROUGH 12 INCLUSIVE OF BONNIE BRAE ANNEX, TOGETHER WITH A PORTION OF A 16' WIDE ALLEY VACATED PER ORDINANCE No. 434 SERIES OF 1987, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

1
 2 THENCE ALONG THE WEST LINE OF SAID LOT 5 THROUGH 10 INCLUSIVE OF SAID
 3 BONNIE BRAE ANNEX, SOUTH 00°05'31" EAST, 209.08 FEET TO THE SAID SOUTHWEST
 4 CORNER OF SAID LOT 10, AND BEING THE POINT OF BEGINNING;
 5
 6 THENCE ALONG THE SAID WEST LINE OF SAID LOT 10, NORTH 00°05'31" WEST, 4.10 FEET
 7 TO A POINT;
 8 THENCE LEAVING SAID WEST LINE, NORTH 89°54'29" EAST, 18.14 FEET TO A TANGENT
 9 CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
 10 THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 146.00 FEET, AND
 11 WHOSE LONG CHORD BEARS NORTH 68°19'57" EAST AND HAS A CHORD LENGTH OF
 12 107.38 FEET, THROUGH A CENTRAL ANGLE OF 43°09'04", FOR AN ARC LENGTH OF 109.96
 13 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY;
 14 THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 519.00 FEET, AND
 15 WHOSE LONG CHORD BEARS NORTH 52°33'31" EAST AND HAS A CHORD LENGTH OF
 16 104.93 FEET, THROUGH A CENTRAL ANGLE OF 11°36'12", FOR AN ARC LENGTH OF 105.11
 17 FEET TO A COMPOUND CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY;
 18 THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 744.00 FEET, AND
 19 WHOSE LONG CHORD BEARS NORTH 59°35'07" EAST AND HAS A CHORD LENGTH OF
 20 31.81 FEET, THROUGH A CENTRAL ANGLE OF 02°27'00", FOR AN ARC LENGTH OF 31.81
 21 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 12;
 22 THENCE ALONG SAID EASTERLY LINE, SOUTH 45°09'01" EAST, 1.22 FEET TO THE
 23 SOUTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING ON THE NORTHERLY
 24 LINE OF E. OHIO AVENUE;
 25 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES:
 26
 27 1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE
 28 SOUTHEASTERLY, HAVING A RADIUS OF 916.00 FEET, AND WHOSE LONG CHORD
 29 BEARS SOUTH 59°44'22" WEST AND HAS A CHORD LENGTH OF 27.73 FEET, THROUGH
 30 A CENTRAL ANGLE OF 01°44'04", FOR AN ARC LENGTH OF 27.73 FEET TO A
 31 COMPOUND CURVE TO THE LEFT CONCAVE SOUTHEASTERLY;
 32 2. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 520.00 FEET, AND
 33 WHOSE LONG CHORD BEARS SOUTH 53°05'55" WEST AND HAS A CHORD LENGTH OF
 34 104.69 FEET, THROUGH A CENTRAL ANGLE OF 11°33'16", FOR AN ARC LENGTH OF
 35 104.87 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
 36 3. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 173.61 FEET, AND
 37 WHOSE LONG CHORD BEARS SOUTH 68°39'52" WEST AND HAS A CHORD LENGTH OF
 38 126.37 FEET, THROUGH A CENTRAL ANGLE OF 42°41'11", FOR AN ARC LENGTH OF
 39 129.34 FEET TO A POINT OF TANGENCY;
 40 4. NORTH 89°59'32" WEST, 4.15 FEET TO THE POINT OF BEGINNING.
 41

42 Containing 363 Square Feet or 0.008 Acres of land, more or less

43 be and the same is hereby approved and said real property is hereby laid out and established and
 44 declared laid out, opened and established as East Ohio Avenue.

45 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
 46 as East Ohio Avenue.

Section 3. That the action of the Executive Director of the Department of Transportation and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of the municipality the following described portion of real property situate, lying and being in the City and County of Denver, State of Colorado, to wit:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000003-002:

LEGAL DESCRIPTION - ALLEY PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024100570 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 12 OF BONNIE BRAE ANNEX, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 89°54'29" EAST, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE NORTH 84°40'54" EAST, 22.34 FEET TO THE MOST NORTHERLY LOT CORNER OF LOT 11 OF SAID BONNIE BRAE ANNEX, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 12;
THENCE ALONG THE BOUNDARY OF SAID LOT 12, EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 82°55'02" EAST AND HAS A CHORD LENGTH OF 5.20 FEET, THROUGH A CENTRAL ANGLE OF 30°07'31", FOR AN ARC LENGTH OF 5.26 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63°35'07" EAST AND HAS A CHORD LENGTH OF 6.32 FEET, THROUGH A CENTRAL ANGLE OF 36°52'12", FOR AN ARC LENGTH OF 6.44 FEET TO A POINT OF TANGENCY;
2. SOUTH 45°09'01" EAST, 121.21 FEET TO A POINT OF NON-TANGENCY;

THENCE LEAVING SAID BOUNDARY, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 744.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60°43'49" WEST AND HAS A CHORD LENGTH OF 2.08 FEET, THROUGH A CENTRAL ANGLE OF 00°09'36", FOR AN ARC LENGTH OF 2.08 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 45°09'01" WEST, 126.64 FEET TO THE POINT OF BEGINNING.

be and the same is hereby approved and said real property is hereby laid out and established and declared laid out, opened and established as a public alley.

PASSED BY THE COUNCIL: December 23, 2024

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

Pursuant to section 13-9, 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.

BY: Anshul Bagga, Assistant City Attorney DATE: Dec 19, 2024