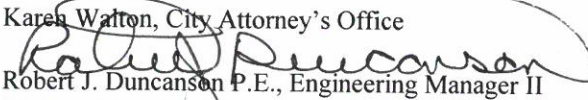




**Department of Public Works**  
Permit Operations and Right of Way Enforcement  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
P: 720-865-2782  
F: 720-865-3280  
www.denvergov.org/pwprs

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

**TO:** Karen Walton, City Attorney's Office  
**FROM:**   
Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services  
**DATE:** November 13, 2014

**ROW #:** 2014-0051-34  
**SCHEDULE#:** Adjacent to: 0436111011000, 0436103013000,  
0436103014000, 0436105017000, 0436112033000, 0436113001000, 0436113033000, 0436105018000,  
0436106019000, 0436114001000, 0436106020000, 0436207001000, 0436118021000, 0436118001000,  
0436108018000

**TITLE:** This request is to dedicate a City owned land as W Amherst Ave.  
Located near the intersection of W Amherst and S Benton.

**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 W Amherst Ave.

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 existing City owned land for Public Right-of-Way purposes as W Amherst Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (2014-0051-34-001) HERE.**

A map of the area to be dedicated is attached.

RD/JL/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Jeanne Faatz District # 2
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Nancy Kuhn
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Karen Walton
- Public Works Survey, Ron Ellis
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2014-0051-34

# ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at  
[Nancy.Kuhn@Denvergov.org](mailto:Nancy.Kuhn@Denvergov.org) by **NOON 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 13, 2014

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:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate a City owned land as W Amherst Ave.  
Located near the intersection of W Amherst and S Benton.

3. **Requesting Agency:** PW Right of Way Engineering Services

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** [Barbara.valdez@denvergov.org](mailto:Barbara.valdez@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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** [Nancy.Kuhn@denvergov.org](mailto:Nancy.Kuhn@denvergov.org)

6. **General description of proposed ordinance 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 W Amherst Ave.

**\*\*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.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** W Amherst and S Benton St
- d. **Affected Council District:** Jeanne Faatz Dist. 2
- e. **Benefits:** N/A
- f. **Costs:** N/A

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

None

---

*To be completed by Mayor's Legislative Team:*

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

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



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2014-0051-34 Dedication W Amherst at S Benton St**

**Description of Proposed Project: This request is to dedicate a City owned land as W Amherst Ave. Located near the intersection of W Amherst and S Benton.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.**

**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**

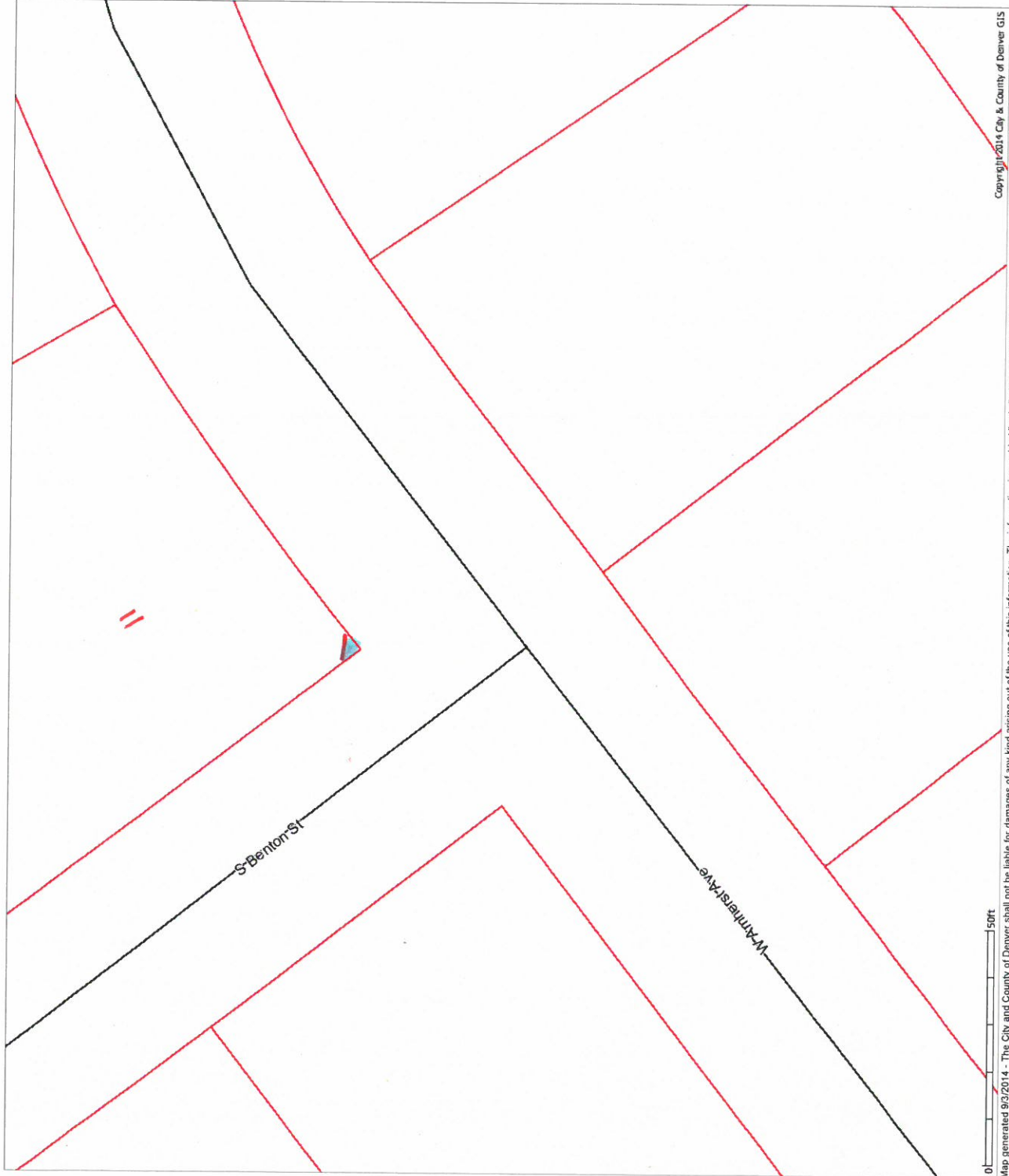
**Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way.**

# W. Amherst Ave. Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

# W. Amherst Ave. Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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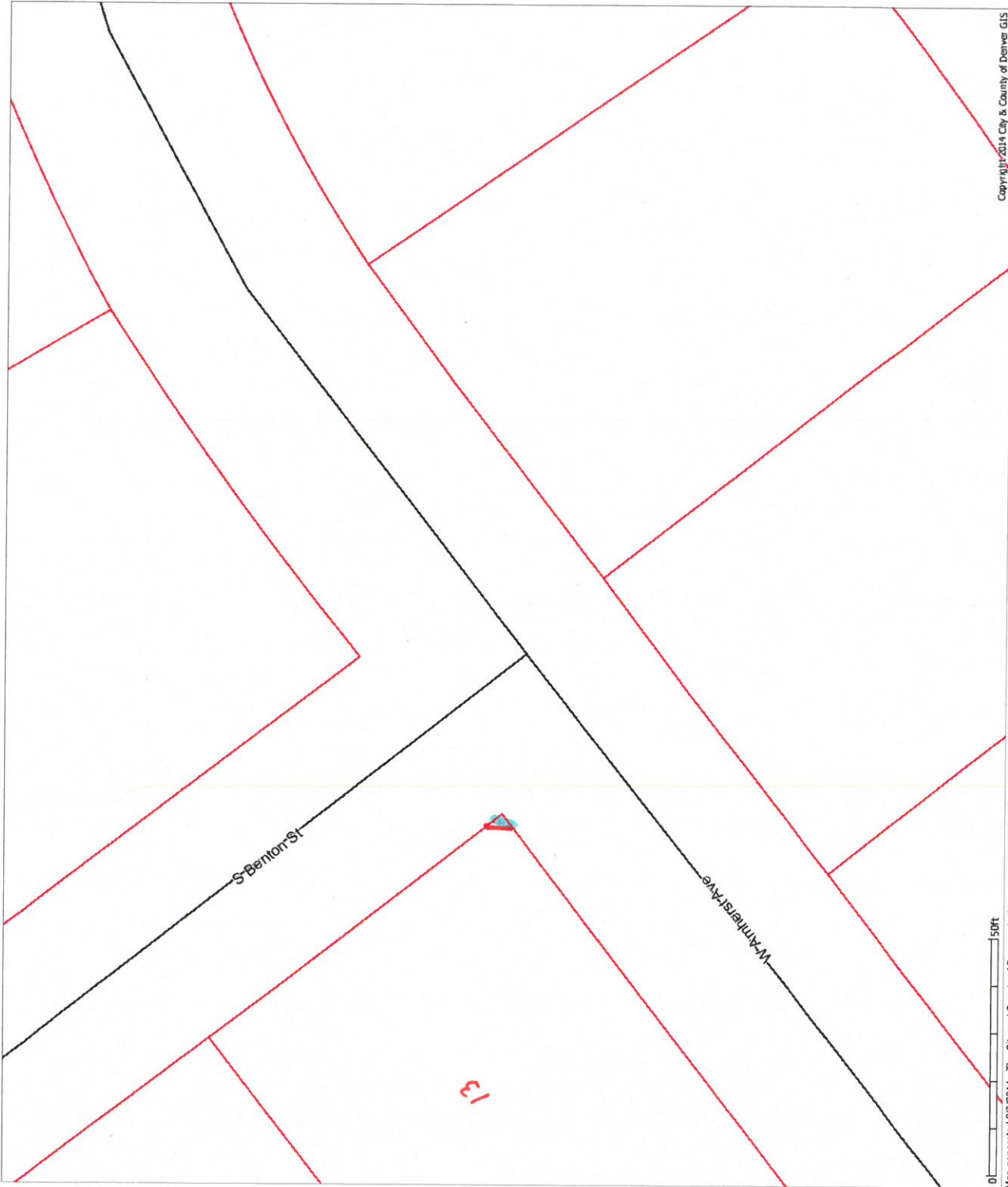
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# W. Amherst Ave. Parcel 2



0 50' City of Denver & County of Denver GIS  
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# W. Amherst Ave. Parcel 2



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# W. Amherst Ave. Parcel 3



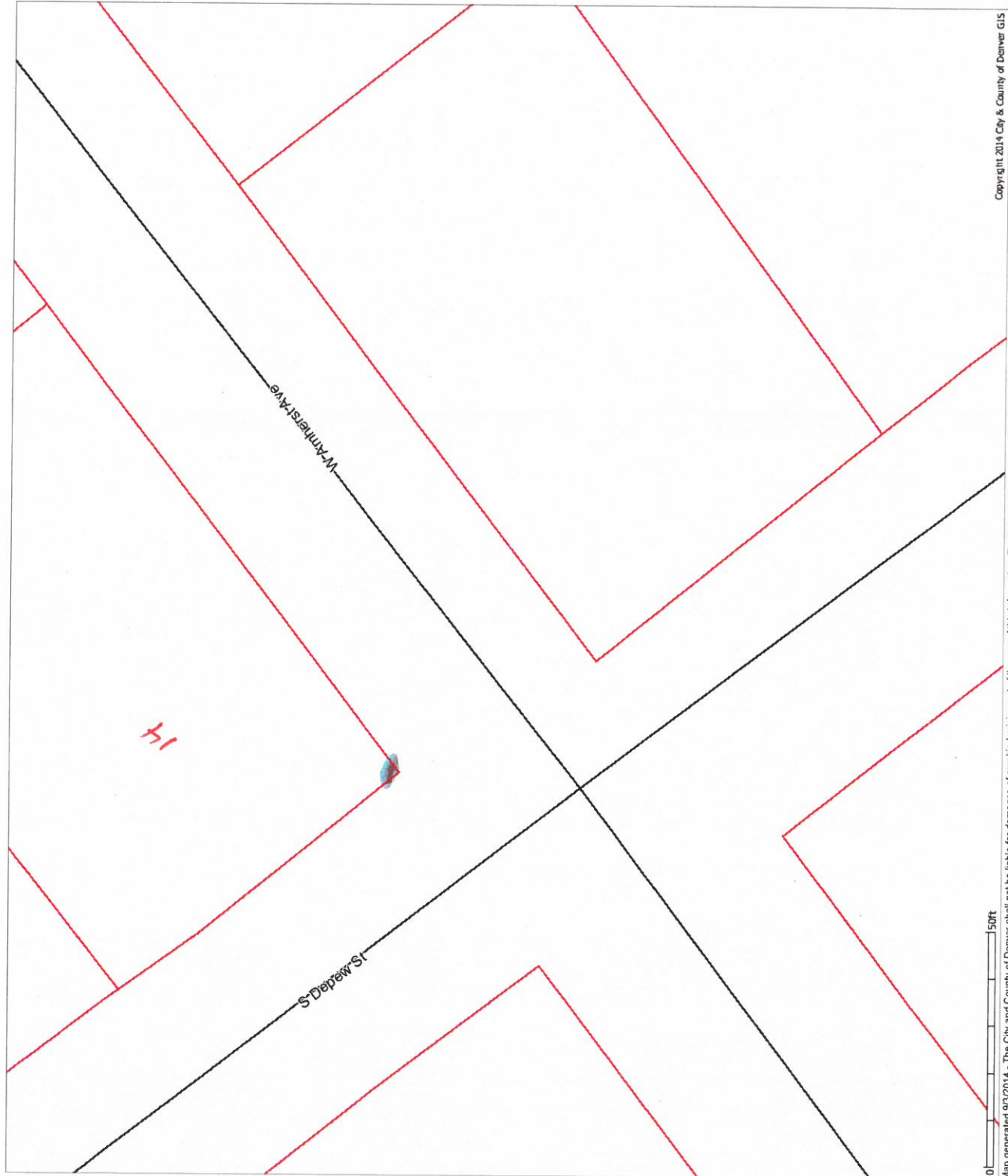
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- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.Ir1
- Denver County (Shaded)
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- Jefferson County

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# W. Amherst Ave. Parcel 3



- Denver County (Boundary)
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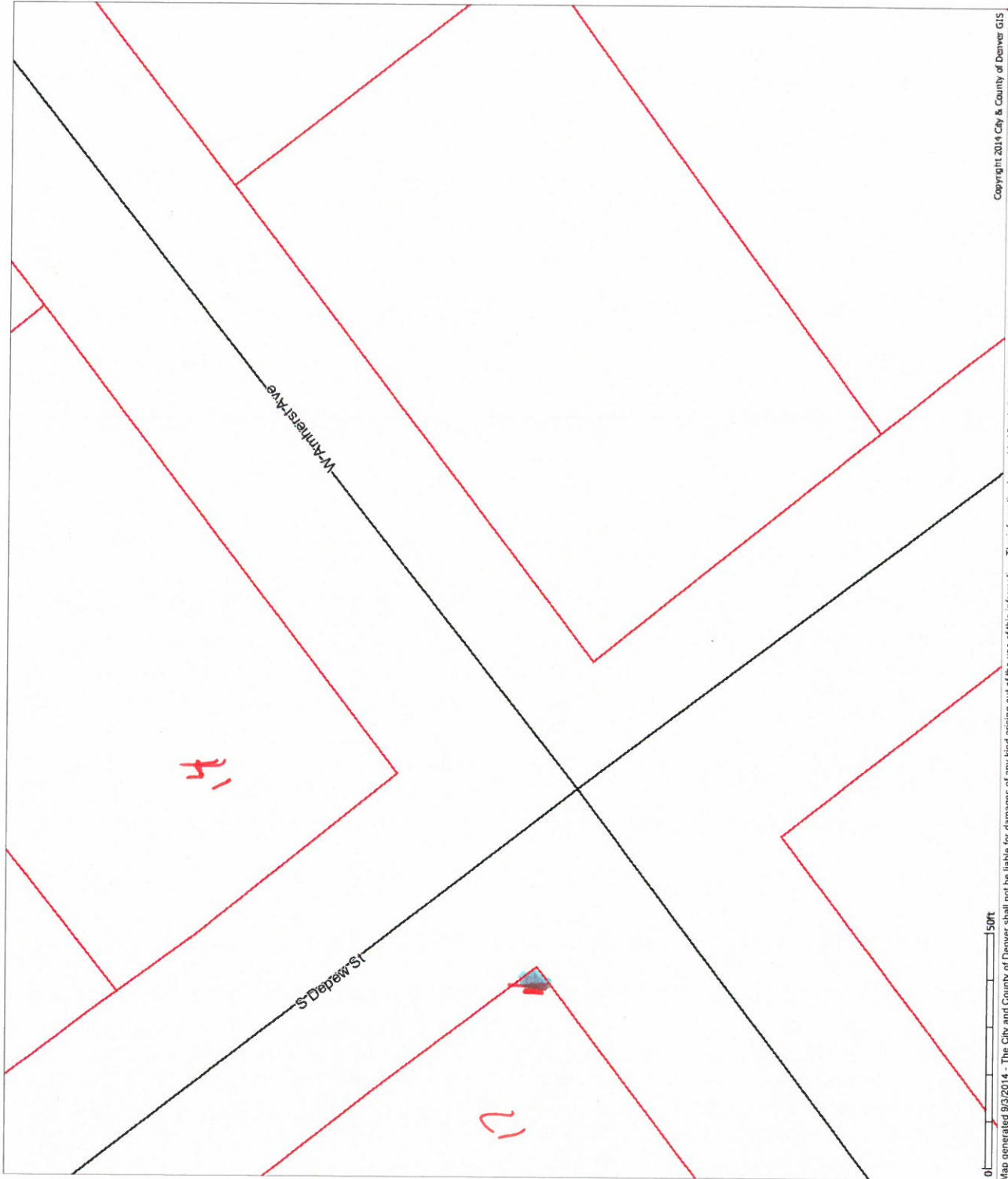
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- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.lri
- Denver County (Shaded)
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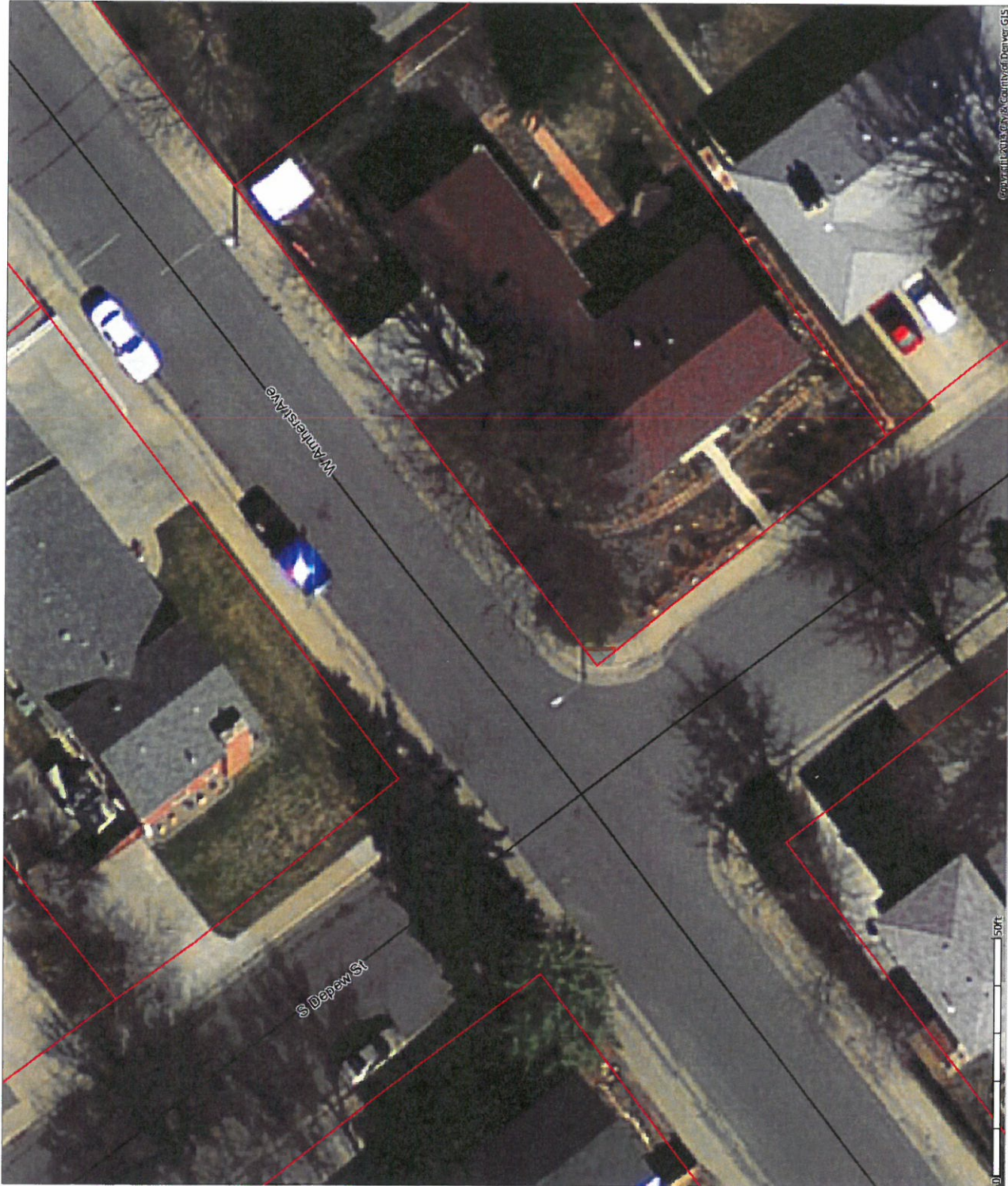
# W. Amherst Ave. Parcel 4



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
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- Adams County
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# W. Amherst Ave. Parcel 5

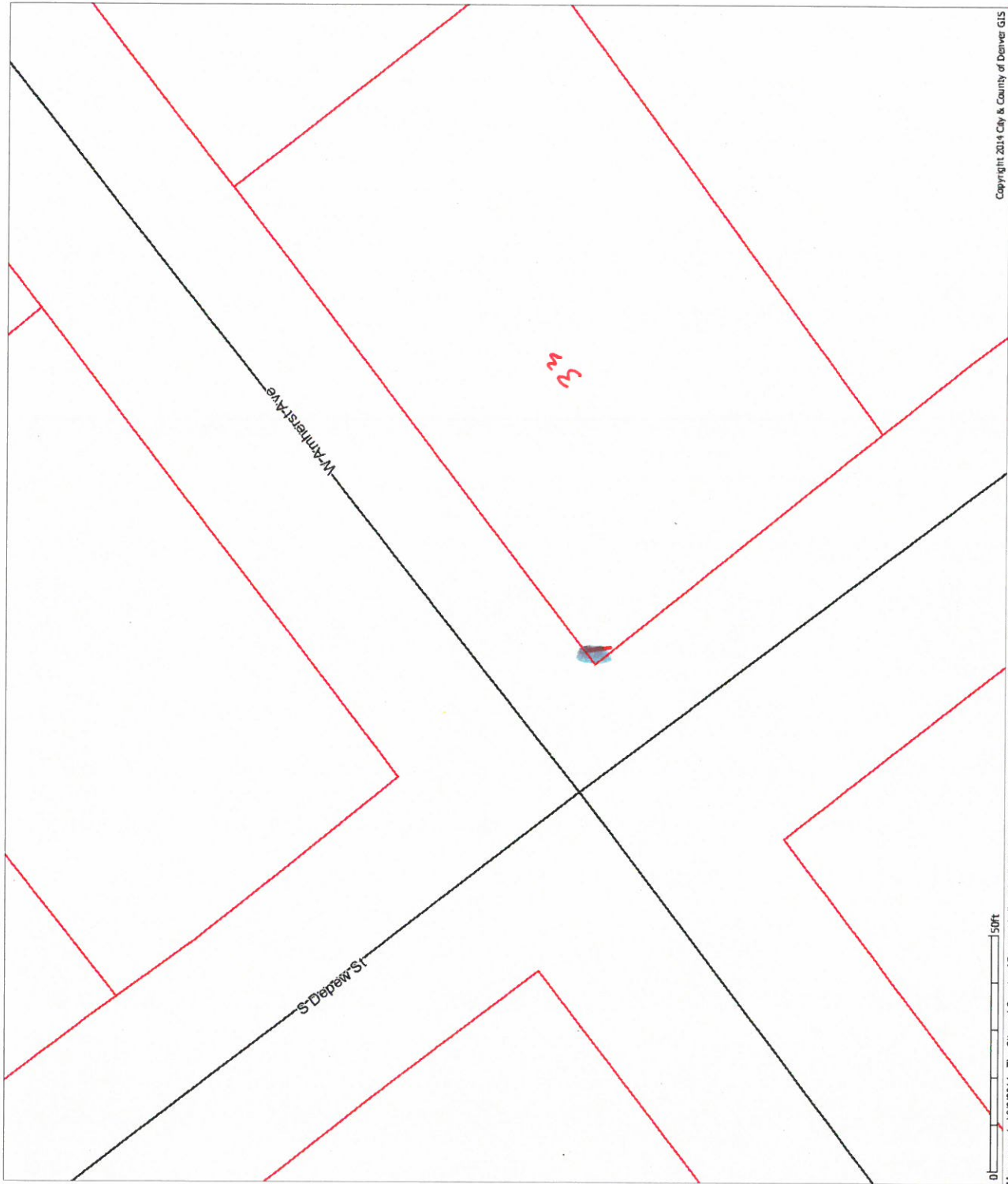


- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.1r1
- Denver County (Shaded)
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- Arapahoe County
- Jefferson County

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# W. Amherst Ave. Parcel 5



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
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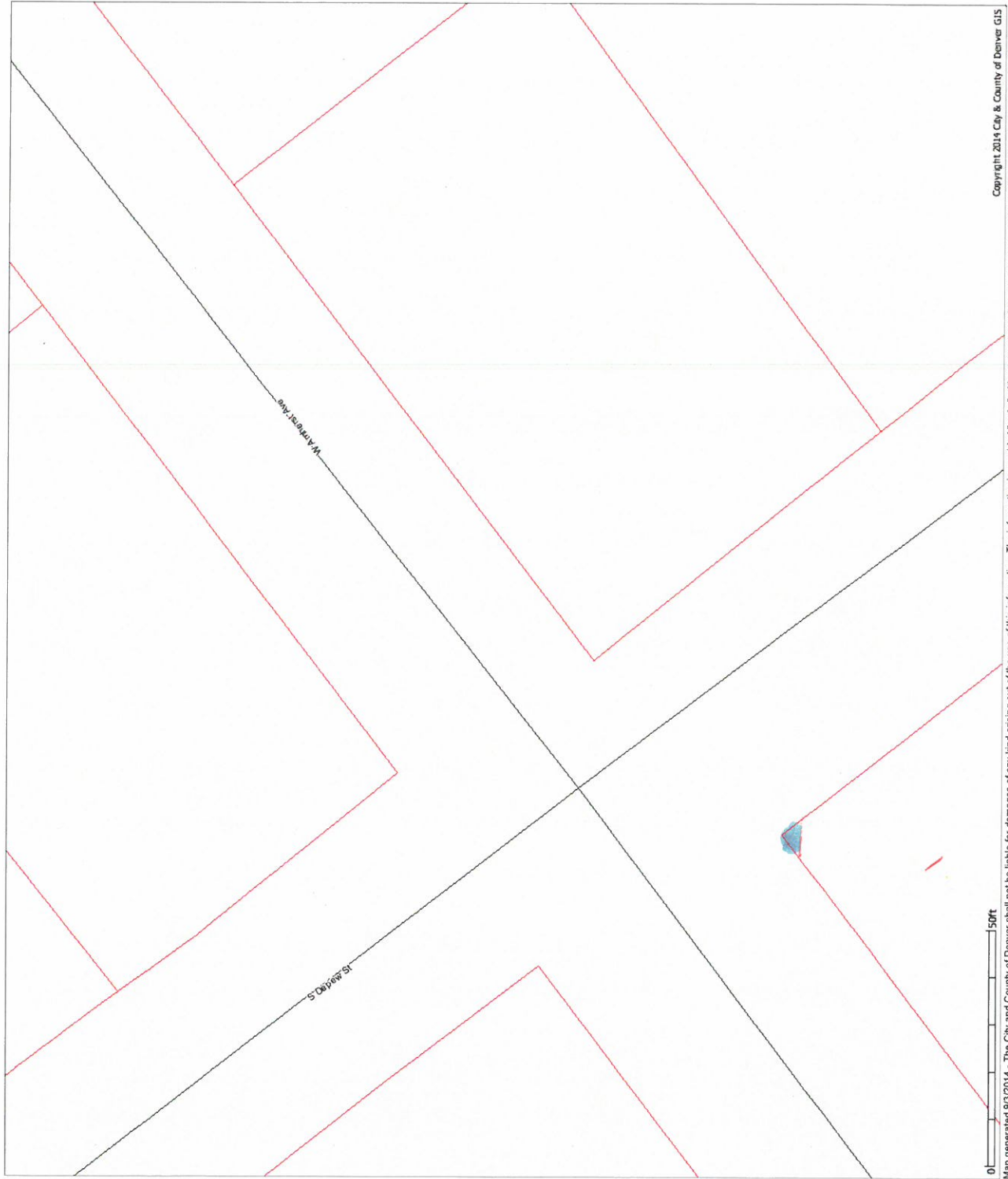
# W. Amherst Ave. Parcel 6



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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# W. Amherst Ave. Parcel 6



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

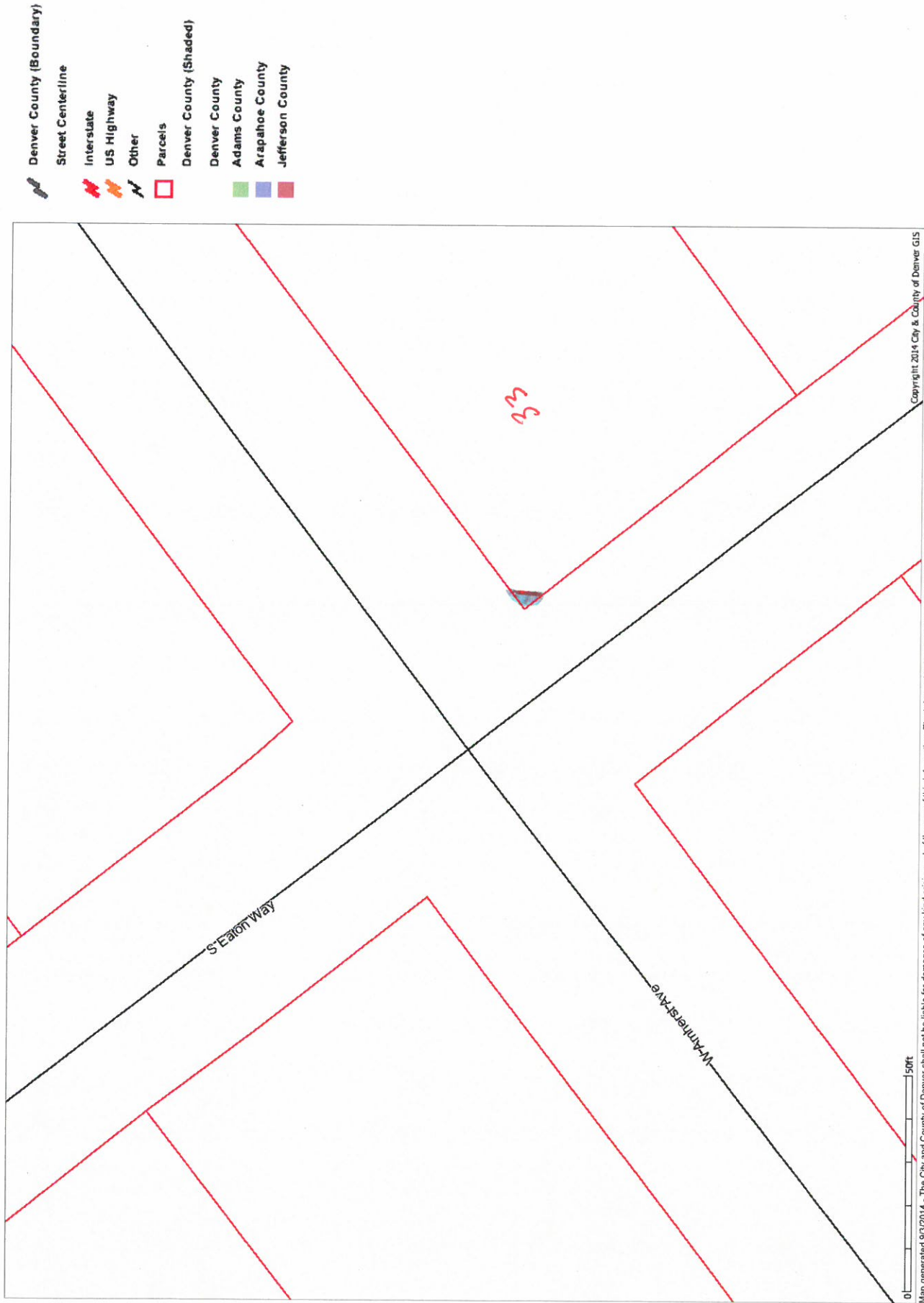
# W. Amherst Ave. Parcel 7



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



# W. Amherst Ave. Parcel 7

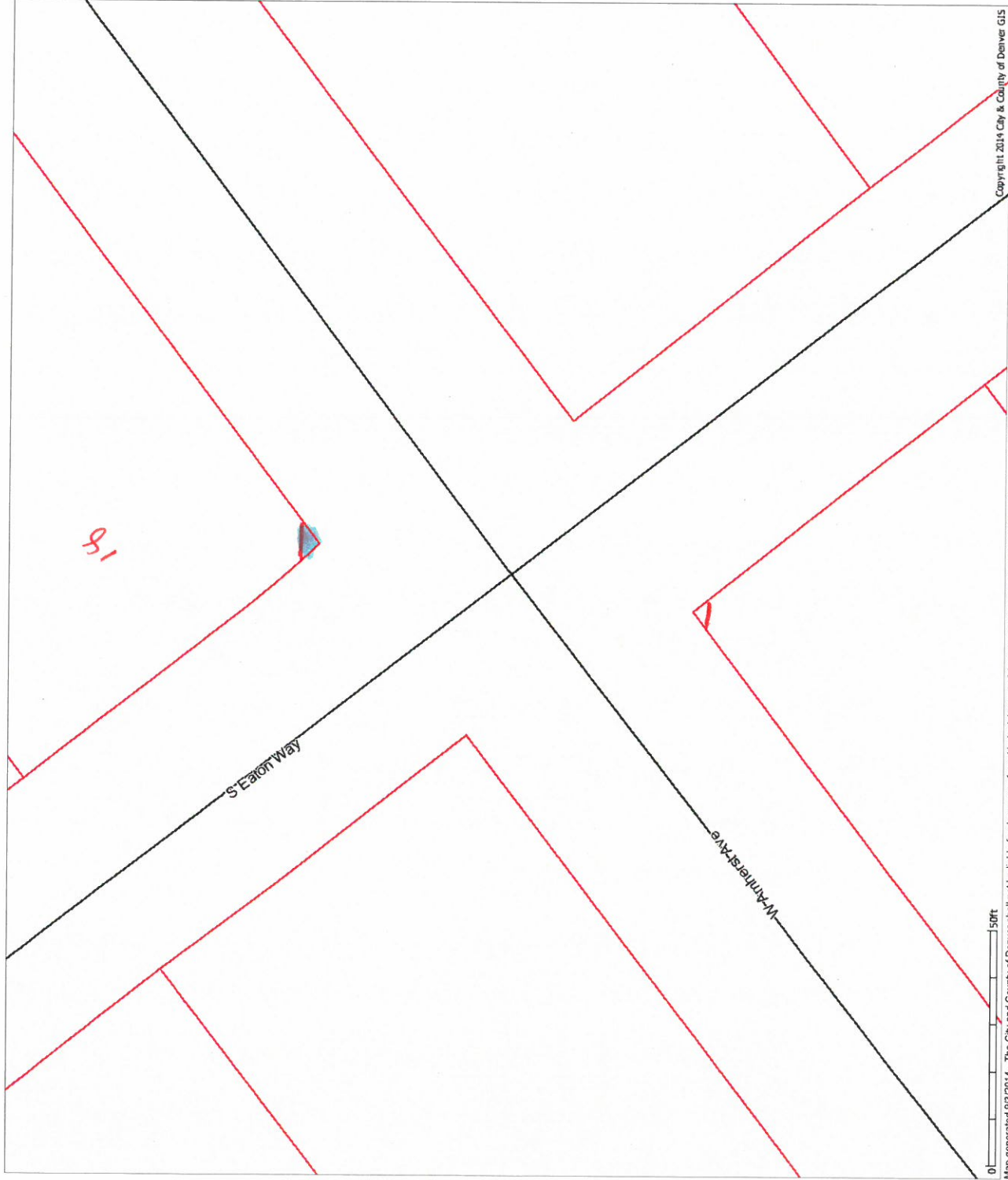


# W. Amherst Ave. Parcel 8



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

# W. Amherst Ave. Parcel 8



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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# W. Amherst Ave. Parcel 9

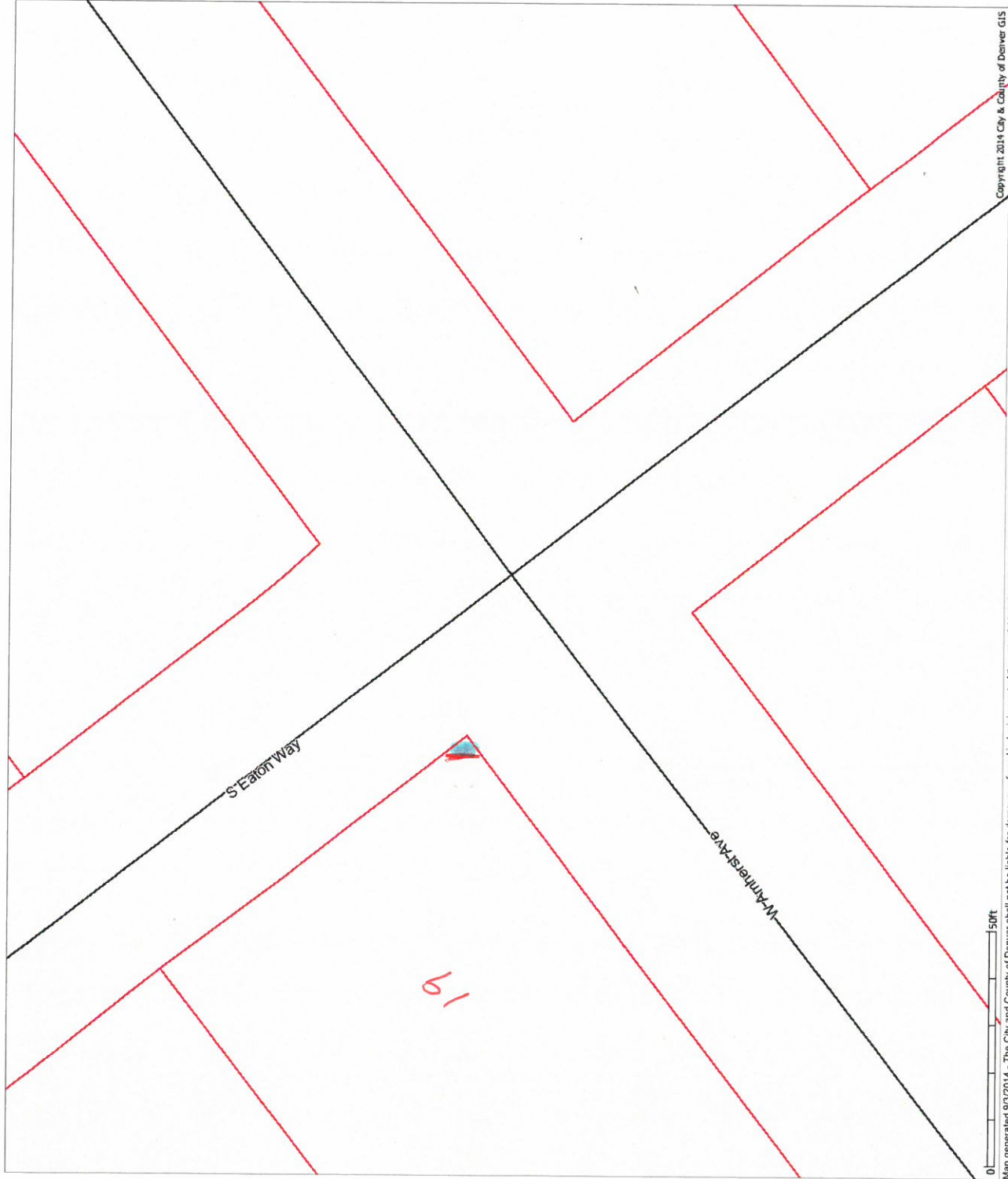


- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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# W. Amherst Ave. Parcel 9



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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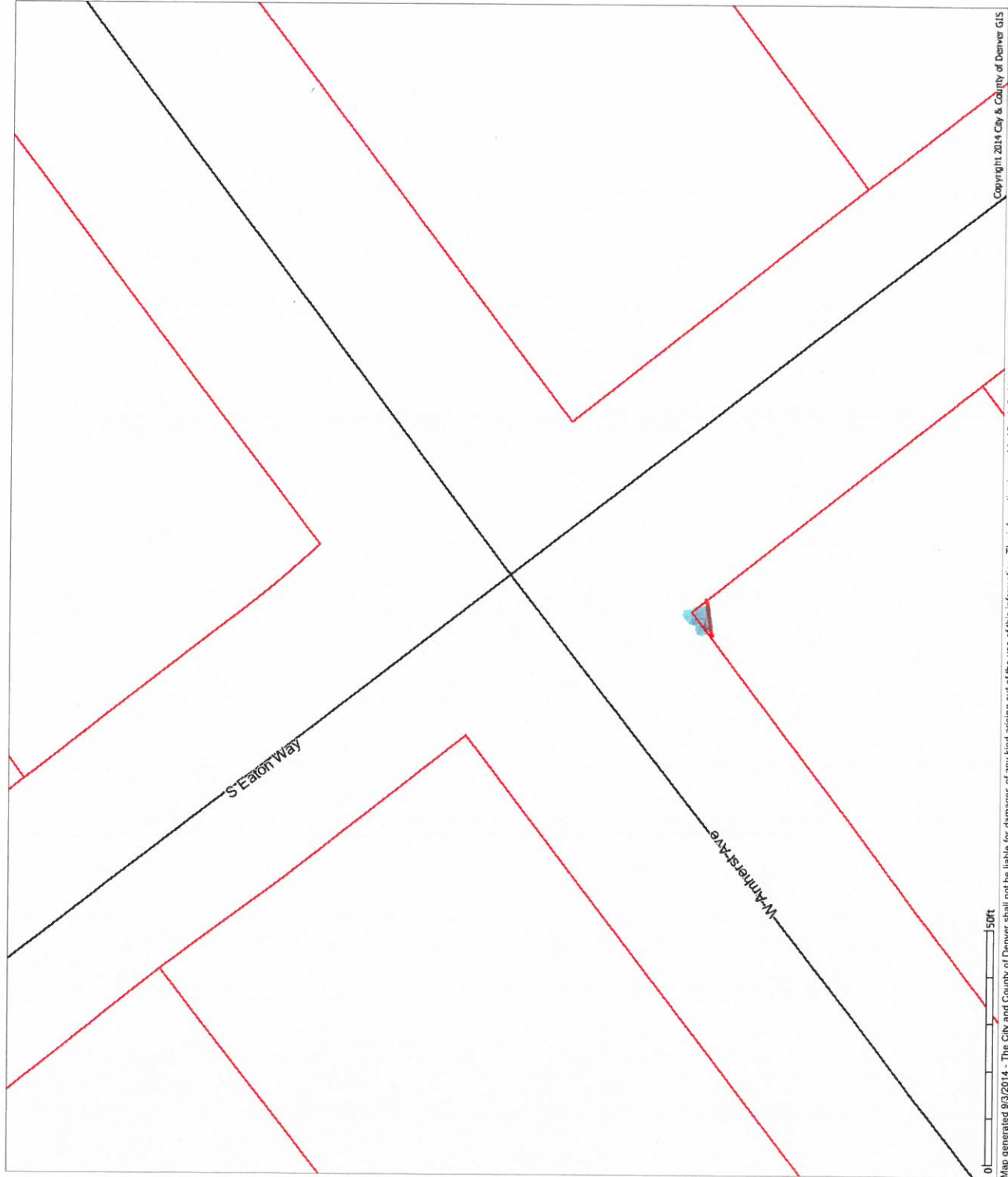
# W. Amherst Ave. Parcel 10



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2\_lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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# W. Amherst Ave. Parcel 10



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
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- Jefferson County

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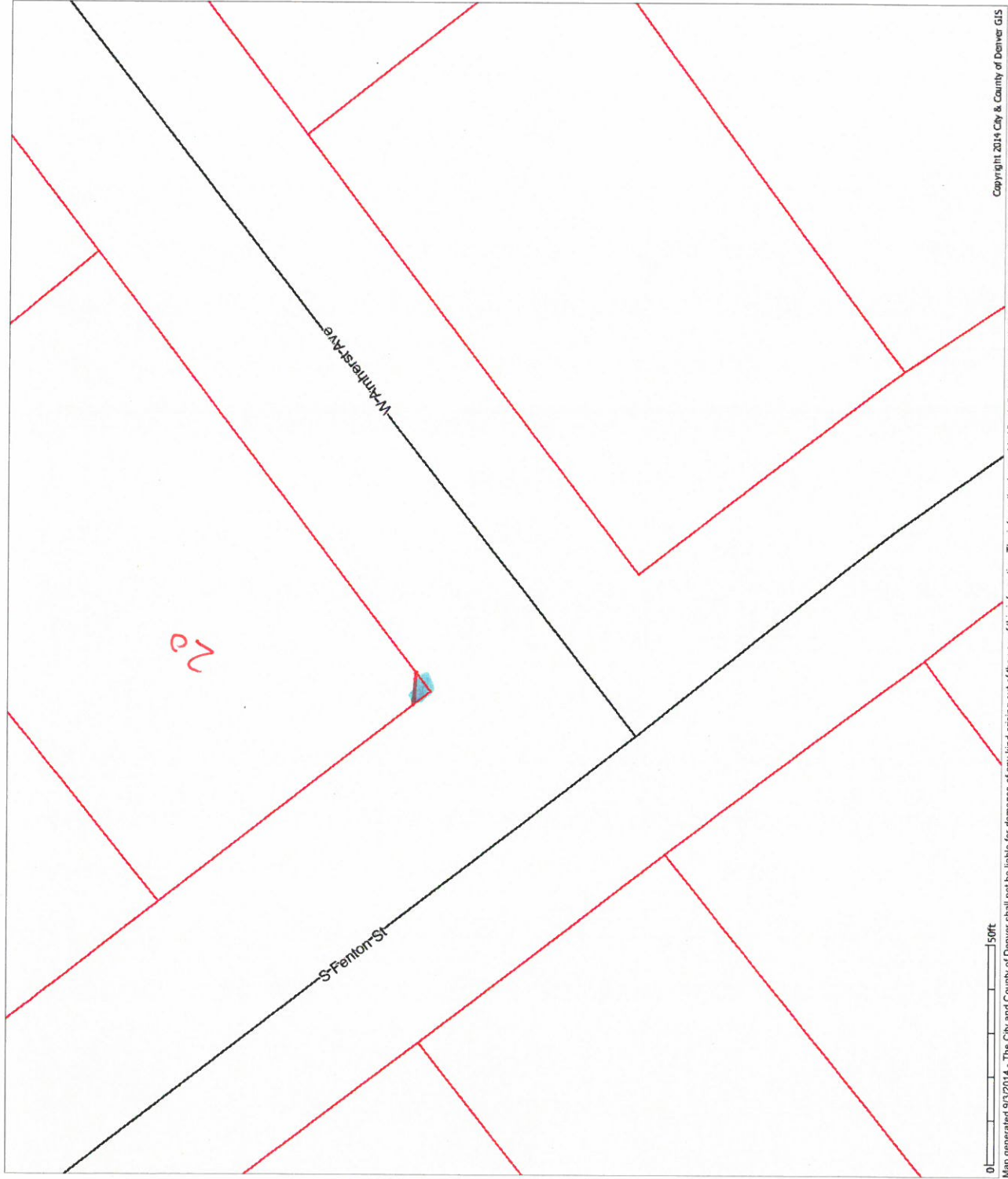
# W. Amherst Ave. Parcel 11



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



# W. Amherst Ave. Parcel 11



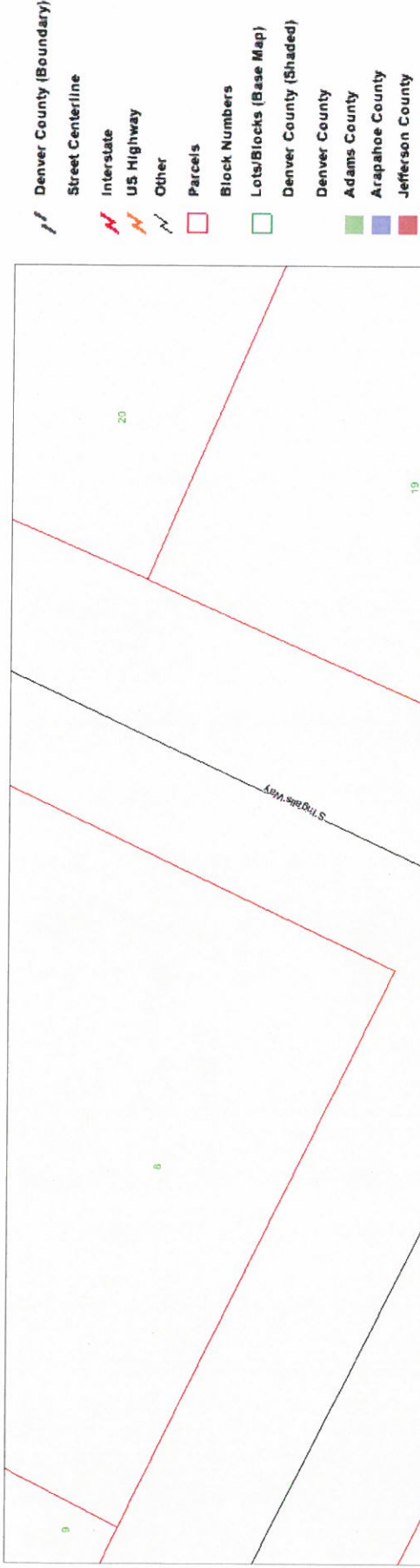
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

# W. Amherst Ave. Parcel 12



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.Ir1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

# W. Amherst Ave. Parcel 12



# W. Amherst Ave. Parcel 13



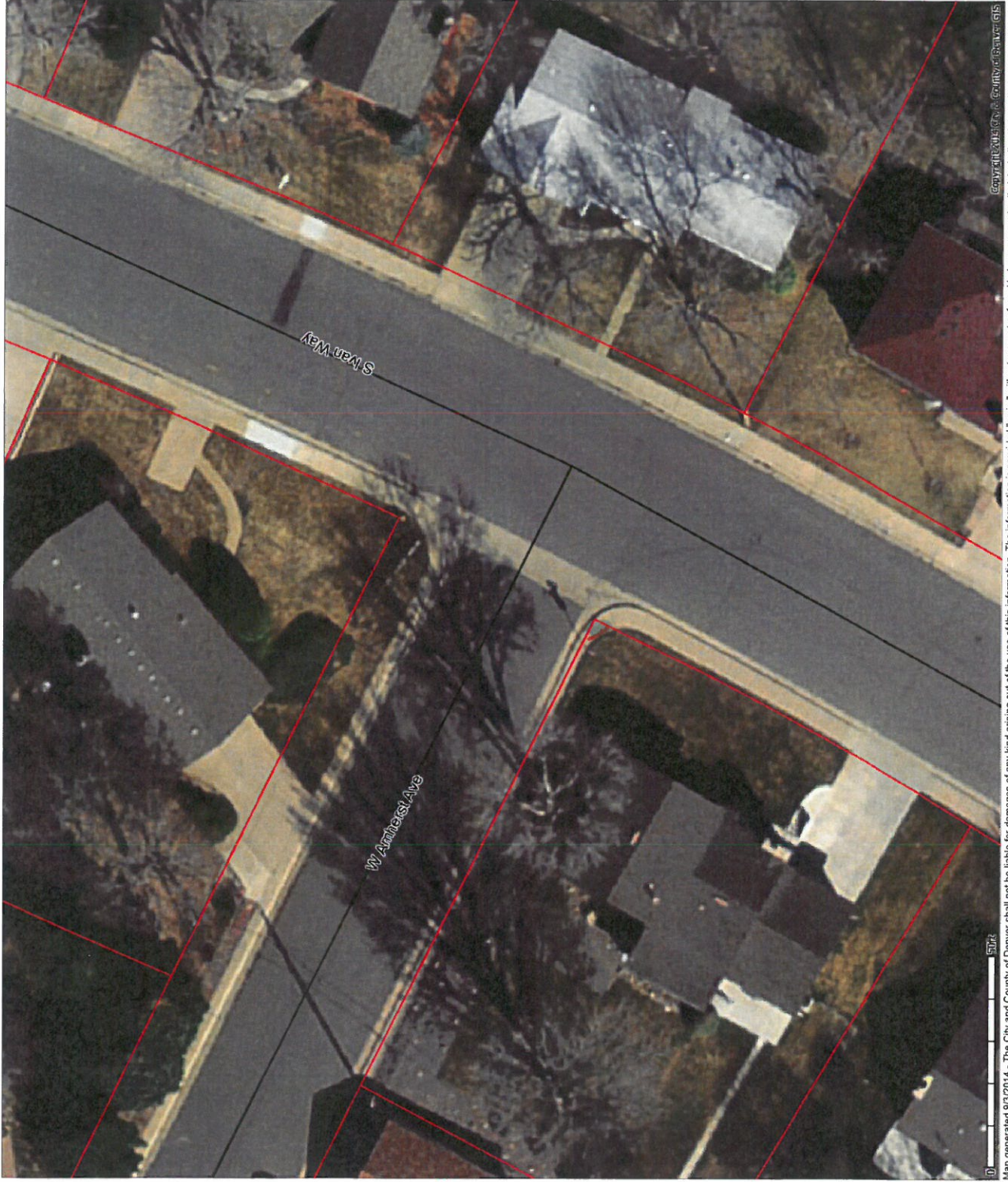
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.lri
- Denver County (Shaded)
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# W. Amherst Ave. Parcel 13

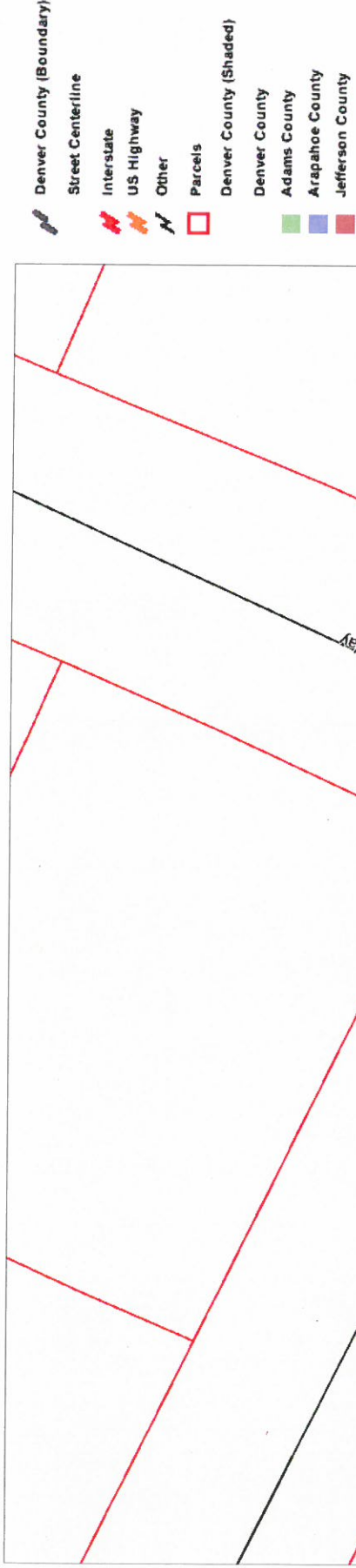


# W. Amherst Ave. Parcel 14



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

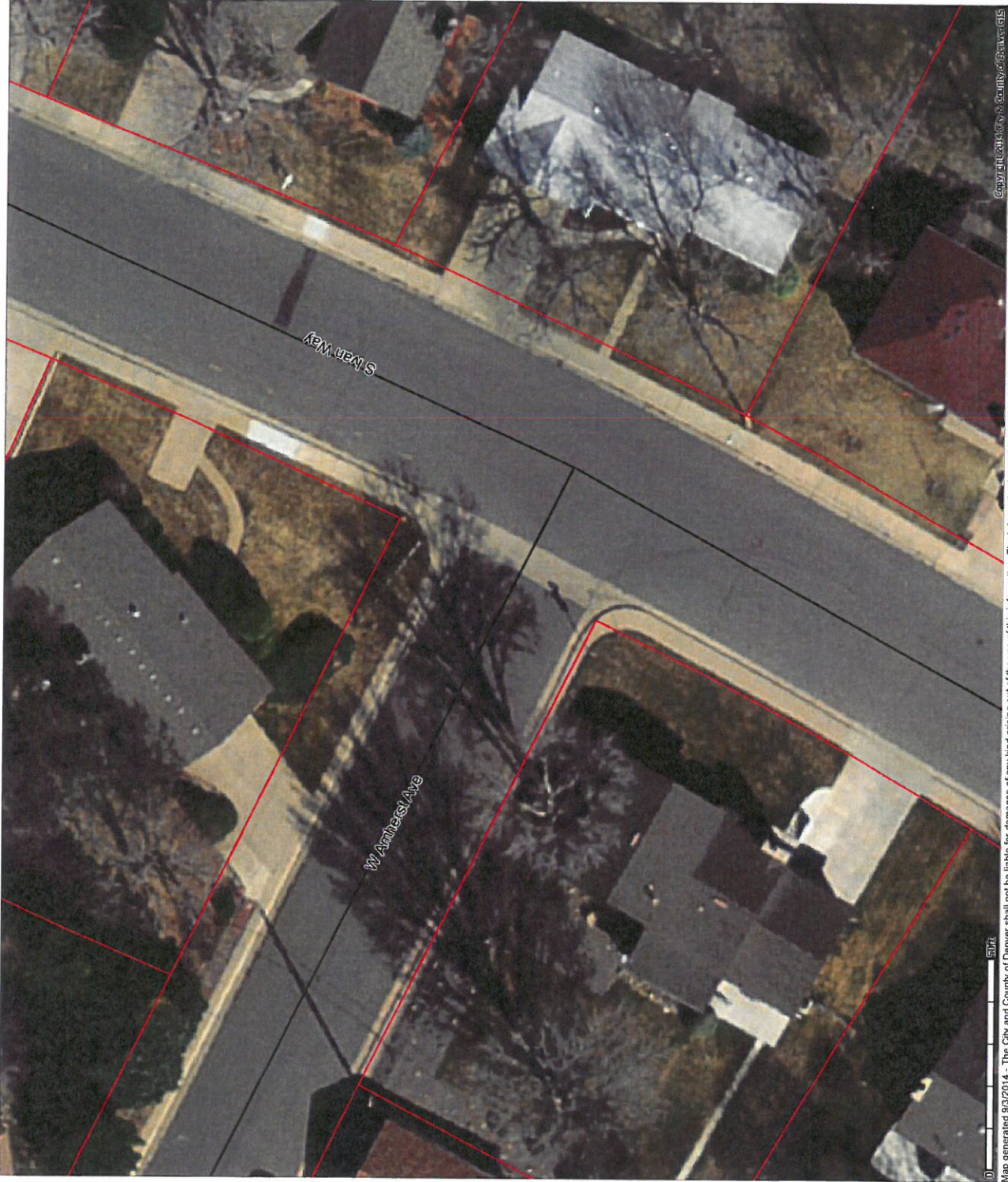
# W. Amherst Ave. Parcel 14



0 50ft

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# W. Amherst Ave. Parcel 15



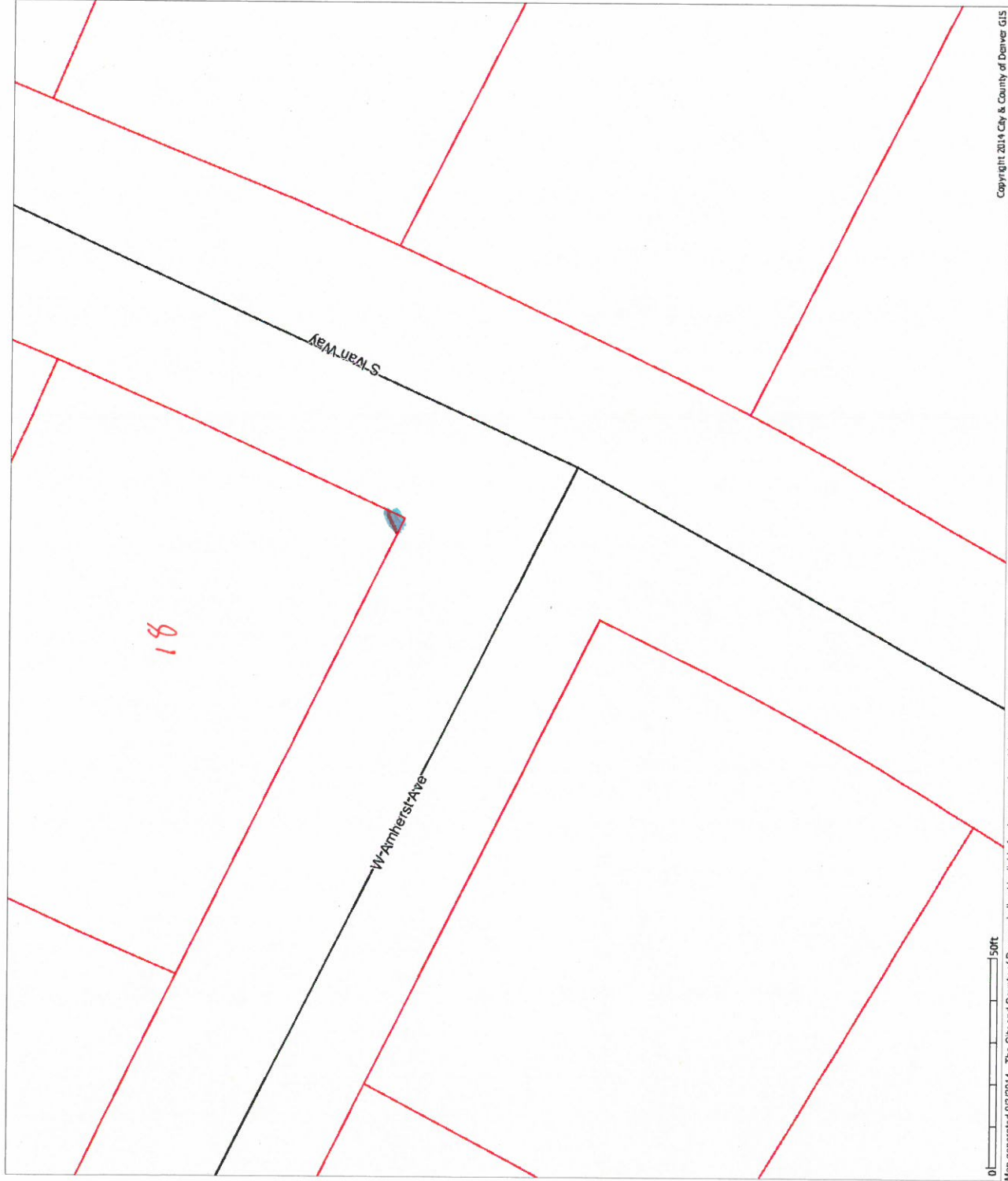
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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# W. Amherst Ave. Parcel 15



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

0 50ft

Fifteen parcels of land conveyed by Warranty Deed to the City & County of Denver, Recorded on the 21st of November 1961, in Book 8767 Page 147, in the City & County of Denver Clerk and Recorder's Office, State of Colorado. Located in Section 36, T.4S., R.69W., of the 6<sup>th</sup> P.M.,

**Parcel 1**

That portion of land located adjacent to the southwest corner of Lot 11, Block 2, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 11; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 2**

That portion of land located adjacent to the southeast corner of Lot 13, Block 4, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northeast property line of said Lot 13; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 3**

That portion of land located adjacent to the southwest corner of Lot 14, Block 4, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 14; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 4**

That portion of land located adjacent to the southeast corner of Lot 17, Block 6, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northeast property line of said Lot 17; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 5**

That portion of land located adjacent to the northwest corner of Lot 33, Block 2, of a Resubdivision of Blocks 24 and 25, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of 135°21'58" a distance of 3.58 feet to a point located on the southwest property line of said Lot 33; thence on an angle to the right of 135°21'58" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 6**

That portion of land located adjacent to the northeast corner of Lot 1, Block 1, of a Resubdivision of Blocks 24 and 25, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northwest property line of said Lot 1; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 7**

That portion of land located adjacent to the northwest corner of Lot 33, Block 1, of a Resubdivision of Blocks 24 and 25, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southwest property line of said Lot 33; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 8**

That portion of land located adjacent to the southwest corner of Lot 18, Block 6, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 18; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 9**

That portion of land located adjacent to the southeast corner of Lot 19, Block 7, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northeast property line of said Lot 19; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet

**Parcel 10**

That portion of land located adjacent to the northeast corner of Lot 1, Block 23, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northwest property line of said Lot 1; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 11**

That portion of land located adjacent to the southwest corner of Lot 20, Block 7, Bear Valley Subdivision, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 20; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 12**

That portion of land located adjacent to the northeast corner of Lot 1, Block 17, Bear Valley Subdivision, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of 134°14'00" a distance of 3.49 feet more or less to a point located on the southeast property line of said Lot 1; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.13 square feet.

**Parcel 13**

That portion of land located adjacent to the northwest corner of Lot 21, Block 18, Bear Valley Subdivision, described as follows: Beginning at the aforementioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet more or less to a point located on the northwest property line of said Lot 21; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.22 square feet.

**Parcel 14**

That portion of land located adjacent to the northeast corner of Lot 1, Block 18, Bear Valley Subdivision, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of  $134^{\circ}17'30''$  a distance of 3.50 feet more or less to a point located on the southeast property line of said Lot 1; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.12 square feet.

**Parcel 15**

That portion of land located adjacent to the southeast corner of Lot 18, Block 9, Bear Valley Subdivision, described as follows: Beginning at the aforementioned corner; thence northwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 3.52 feet more or less to a point located on the southeast property line of said Lot 18, thence southwesterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.16 square feet.

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KNOW ALL MEN BY THESE PRESENTS:

That BEAR VALLEY DEVELOPMENT, INC.

of the City and County of Denver and State of Colorado,  
a Colorado Corporation; for the consideration of

Ten and no/100ths-----Dollars,

in hand paid, hereby sell and convey to

CITY AND COUNTY OF DENVER, a Municipal Corporation,

State of Colorado, the  
following real property situate in the  
State of Colorado, to-wit:

The following parts of lots in Bear Valley Subdivision, according to plat thereof on file in the office of the Clerk and Recorder of the City and County of Denver, Colorado, being a part of Section 36, Township 4 South, Range 69 West of the 6th P. M., State of Colorado.

That portion of land located adjacent to the northeast corner of Lot 1, Block 1, of a Resubdivision of Blocks 24 and 25, described as follows: Beginning at the aforesaid mentioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northwest property line of said Lot 1; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northwest corner of Lot 33, Block 1, of a Resubdivision of Blocks 24 and 25, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southwest property line of said Lot 33; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northeast corner of Lot 6, Block 2; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the north property line of said Lot 6; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

That portion of land located adjacent to the southeast corner of Lot 7, Block 2; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence West along the South property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the east property line of said Lot 7; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

That portion of land located adjacent to the northeast corner of Lot 7, Block 2, of a Resubdivision of Blocks 24 and 25; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the north property line of said Lot 7; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

That portion of land located adjacent to the southeast corner of Lot 8, Block 2, of a Resubdivision of Blocks 24 and 25; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence west along the south property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the east property line of said Lot 8; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

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PARCEL 6

PARCEL 7

As to Form  
RECORDING  
LAND OFFICE  
City Clerk's Office

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PARCEL 1

That portion of land located adjacent to the southwest corner of Lot 11, Block 2, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 11; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northeast corner of Lot 15, Block 2, of a Resubdivision of Blocks 24 and 25; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the north property line of said Lot 15; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

That portion of land located adjacent to the northwest corner of Lot 33, Block 2, of a Resubdivision of Blocks 24 and 25, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of 135°21'58" a distance of 3.58 feet to a point located on the southwest property line of said Lot 33; thence on an angle to the right of 135°21'58" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southeast corner of Lot 13, Block 4, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northeast property line of said Lot 13; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 14, Block 4, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 14; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northwest corner of Lot 24, Block 4, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southwest property line of said Lot 24; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 4, Block 5, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 4; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southeast corner of Lot 17, Block 6, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northeast property line of said Lot 17; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 18, Block 6, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southeast property line of said Lot 18; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

PARCEL 5

PARCEL 2

PARCEL 3

PARCEL 4

PARCEL 8

PARCEL 9  
That portion of land located adjacent to the southeast corner of Lot 19, Block 7, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 3.54 feet to a point located on the northeast property line of said Lot 19; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

PARCEL 11  
That portion of land located adjacent to the southwest corner of Lot 20, Block 7, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 3.54 feet to a point located on the southeast property line of said Lot 20; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

PARCEL 15  
That portion of land located adjacent to the southeast corner of Lot 18, Block 9, described as follows: Beginning at the aforementioned corner; thence northwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 3.52 feet more or less to a point located on the southeast property line of said Lot 18; thence southwesterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.16 square feet.

That portion of land located adjacent to the northeast corner of Lot 11, Block 15, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of  $135^{\circ}38'04''$  a distance of 3.58 feet more or less to a point located on the southeast property line of said Lot 11; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.12 square feet.

PARCEL 12  
That portion of land located adjacent to the northeast corner of Lot 1, Block 17, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of  $134^{\circ}14'00''$  a distance of 3.49 feet more or less to a point located on the southeast property line of said Lot 1; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.13 square feet.

PARCEL 14  
That portion of land located adjacent to the northeast corner of Lot 1, Block 18, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of  $134^{\circ}17'30''$  a distance of 3.50 feet more or less to a point located on the southeast property line of said Lot 1; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.12 square feet.

PARCEL 13  
That portion of land located adjacent to the northwest corner of Lot 21, Block 18, described as follows: Beginning at the aforementioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 3.54 feet more or less to a point located on the northwest property line of said Lot 21; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.22 square feet.

That portion of land located adjacent to the southwesterly corner of Lot 16, Block 20, described as follows: Beginning at the aforementioned corner; thence southeasterly along the southwest property line a distance of 2.5 feet; thence on an angle to the left of  $135^{\circ}23'13''$  a distance of 3.56 feet more or less to a point located on the northwest property line of said Lot 16; thence southwesterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.35 square feet.

PARCEL 10  
That portion of land located adjacent to the northeast corner of Lot 1, Block 23, described as follows: Beginning at the aforesaid mentioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 3.54 feet to a point located on the northwest property line of said Lot 1; thence on an angle to the right of  $135^{\circ}00'00''$  a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.



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and warrant the title to the same, except any taxes.

Signed and delivered this 9th day of November, 1961.

BEAR VALLEY DEVELOPMENT, INC.

ATTEST:

*[Signature]*  
Secretary

By *[Signature]*  
President

STATE OF COLORADO )

) ss

City and County of Denver )

The foregoing instrument was acknowledged before me this 9th day of  
November, 1961, by D. E. CROSSLAND as President  
H. J. KUEMPEL as Secretary of  
BEAR VALLEY DEVELOPMENT, INC., a Colorado Corporation.



My Commission expires Jan. 6, 1965  
by commission expires  
Witness my hand and official seal.

*[Signature]*  
Notary Public