



**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:** April 2, 2015

**ROW #:** 2014-1079-02      **ADJACENT TO SCHEDULE #'S:** 0522108032000, 0522108034000, 0522108033000, 0522108036000, 0522108035000, 0522108038000, 0522108037000, 0522108041000, 0522108042000, 0522108040000, 0522108039000, 0522108046000, 0522108045000, 0522108044000 and 0522108043000

**TITLE:** This request is to dedicate City owned land as S Broadway from E. Arizona to E. Mississippi. Located near the intersection of S. Broadway E. Arizona to E. Mississippi.

**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. Broadway.

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 S. Broadway. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW (2014-1079-02-001) HERE.**

A map of the area to be dedicated is attached.

RD/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Chris Nevitt District # 7
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Angela Casias
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Caroline Martin
- Public Works Survey, Ron Ellis and Ralph Pettit
- Public Works Survey, Paul Rogalla
- Project file folder 2014-1079-02

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [Angela.Casias@DenverGov.org](mailto:Angela.Casias@DenverGov.org) by 12:00 pm on Monday.

Date of Request: April 2, 2015

Please mark one:  Bill Request or  Resolution Request

Is this request:  A new contract\*  A contract amendment\* or  Neither

\*If this request is a contract or an amendment, is it:

A revenue agreement or  An expenditure agreement

Contract Control Number:

Contract Terms/Dates:

Costs (if this is a contract amendment please include the original cost, additional cost and new total. *Failure to provide this information may delay processing*):

1. **Bill Description for the City Council Agenda:** (please give a one sentence description of the ordinance request. Describe if the request is a contract, amendment, lease, grant, change to code, rezoning, etc. and any other information that Council needs to approve the request)

This request is to dedicate City owned land as S Broadway from E. Arizona to E. Mississippi.  
Located near the intersection of S. Broadway and E. Arizona to E. Mississippi.

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

3. **Contact Person:** (Subject Matter Expert on the request)

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

4. **Contact Person:** (Please list the person who will read this item at Mayor Council and attend first and second reading to answer questions)

- Name: Angela Casias
- Phone: 720-913-8529
- Email: [angela.casias@denvergov.org](mailto:angela.casias@denvergov.org)

5. **Background on the request:**

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. Broadway.

6. **Please complete the following fields:**

- A. **Location:** S. Broadway from E. Arizona to E. Mississippi
- B. **Affected Council District:** Dist. 7 Chris Nevitt
- C. **Benefits:** N/A

7. **Is there any controversy surrounding this ordinance? Please explain.**

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

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

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



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2014-1079-02 Dedication, Frontier Renewal of Gates Rubber Plant Site**

**Description of Proposed Project: Dedicate a parcel of public right of way as S. Broadway from E. Arizona to E. Mississippi.**

**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 dedicate 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 to dedicate it as Public Right-of-Way, as a part of a development project called, (Frontier Renewal of Gates Rubber Plant Site)**

E. MISSISSIPPI AVE.

PARCEL 9 (RW 107)

PARCEL 8 (RW 106)

PARCEL 7 (RW 105)

PARCEL 6 (RW 104)

PARCEL 5 (RW 103)

PARCEL 4 (RW 102)

PARCEL 3 (RW 101)

PARCEL 2 (RW 100)

PARCEL 1 (RW 100A)

S. BROADWAY AVE.

PARCEL 10 (RW 202)

E. ARIZONA AVE.



**Parcel 1 (RW-100A)**

All of those two parcels of land conveyed to the City and County of Denver by Special Warranty Deed recorded on February 10, 2015 in the Office of the Clerk and Recorder at Reception No. 2015015491, being described as follows:

A parcel of land No. RW-100A of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 26 square feet or 0.001 acre, more or less, within a parcel of land as described by Deed at Reception No. 2005075710, records of the City and County of Denver, State of Colorado, also being a portion of Lots 22 through 24, inclusive, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North 89°54'28" East;

**Beginning** at the intersection of the north line of the south half of said Lot 22 and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North 02°18'53" West a distance of 558.69 feet;

Thence North 89°47'51" East along said north line a distance of 0.88 feet to a point of non-tangency;

Thence departing said north line 32.33 feet along the arc of a curve to the left, having a radius of 1546.00 feet, through a central angle of 1°11'54", whence the initial radial bears South 88°42'35" East, to a point of tangency;

Thence South 00°05'31" West a distance of 30.26 feet to the south line of said Lot 24, also being the northerly right of way line of Arizona Avenue (70.00 feet wide);

Thence South 89°47'06" West along said south line of Lot 24 a distance of 0.16 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 62.59 feet to said north line of the south half of Lot 22, also being the **Point of Beginning**;

### **Parcel 2 (RW-100)**

A parcel of land No. RW-100 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 659 square feet or 0.015 acre, more or less, within a parcel of land as described by Deed at Reception No. 2005075710, records of the City and County of Denver, State of Colorado, also being a portion of Lots 17 through 22, inclusive, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North  $89^{\circ}54'28''$  East;

**Beginning** at the intersection of the north line of said Lot 17 and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North  $02^{\circ}59'18''$  West a distance of 421.11 feet;

Thence North  $89^{\circ}49'31''$  East along said north line a distance of 10.75 feet to a point of non-tangency;

Thence departing said north line 138.08 feet along the arc of a curve to the left, having a radius of 1546.00 feet, through a central angle of  $5^{\circ}07'03''$ , whence the initial radial bears South  $83^{\circ}35'32''$  East, to the south line of the north half of said Lot 22, also being a point of non-tangency;

Thence South  $89^{\circ}47'51''$  West along said south line a distance of 0.88 feet to said east line of the condemned parcel of land;

Thence departing said south line North  $00^{\circ}15'15''$  West along said east line of the condemned parcel of land a distance of 137.70 feet to said north line of Lot 17, also being the **Point of Beginning**;

### **Parcel 3 (RW-101)**

All of those two parcels of land conveyed to the City and County of Denver by Special Warranty Deed recorded on January 6, 2015 in the Office of the Clerk and Recorder at Reception No. 2015001558, being described as follows:

A parcel of land No. RW-101 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 698 square feet or 0.016 acre, more or less, within a parcel of land as described by Deed in Book 3009 at Page 643, records of the City and County of Denver, State of Colorado, also being a portion of

Lots 15 and 16, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North 89°54'28" East;

**Beginning** at the intersection of the north line of said parcel of land described by Deed, also being the north line of said Lot 15, and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North 03°21'26" West a distance of 371.10 feet;

Thence North 89°50'07" East along said north line a distance of 17.24 feet to a point of non-tangency;

Thence departing said north line 16.93 feet along the arc of a curve to the right, having a radius of 1561.00 feet, through a central angle of 0°37'17", whence the initial radial bears North 82°58'13" West, to a point of tangency;

Thence 33.55 feet along the arc of a curve to the left, having a radius of 1546.00 feet, through a central angle of 1°14'36", to the south line of said parcel of land described by Deed, also being the south line of said Lot 16, also being a point of non-tangency;

Thence South 89°49'31" West along said south line a distance of 10.75 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 50.07 feet to said north line of a parcel of land described by Deed, also being the **Point of Beginning**;

and

#### **Parcel 4 (RW-102)**

A parcel of land No. RW-102 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 1,010 square feet or 0.023 acre, more or less, within a parcel of land as described by Deed at Reception No. 2005075710, records of the City and County of Denver, State of Colorado, also being a portion of Lots 13 and 14, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North 89°54'28" East;

**Beginning** at the intersection of the north line of said Lot 13 and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North 03°50'27" West a distance of 321.11 feet;

Thence North 89°50'44" East along said north line a distance of 22.82 feet to a point of non-tangency;

Thence departing said north line 50.37 feet along the arc of a curve to the right, having a radius of 1561.00 feet, through a central angle of 1°50'56", whence the initial radial bears North 84°49'09" West, to the south line of said Lot 14, also being a point of non-tangency;

Thence South 89°50'07" West along said south line of Lot 14 a distance of 17.24 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 50.07 feet to said north line of Lot 13, also being the **Point of Beginning**;

#### **Parcel 5 (RW-103)**

A parcel of land conveyed to the City and County of Denver by Special Warranty Deed recorded on October 30, 2014 in the Office of the Clerk and Recorder at Reception No. 2014132351, being described therein as follows:

A parcel of land No. RW-103 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 1,248 square feet or 0.029 acre, more or less, within a parcel of land as described by Deed at Reception No. 9900002159, records of the City and County of Denver, State of Colorado, also being a portion of Lots 11 and 12, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North 89°54'28" East;

**Beginning** at the intersection of the north line of said parcel of land described by Deed, also being the north line of said Lot 11, and the east line of said condemned parcel of



land, whence said 3.25-inch aluminum cap bears North 04°30'10" West a distance of 271.16 feet;

Thence North 89°51'20" East along said north line a distance of 26.77 feet to a point of non-tangency;

Thence departing said north line 50.22 feet along the arc of a curve to the right, having a radius of 1561.00 feet, through a central angle of 1°50'36", whence the initial radial bears North 86°39'45" West, to the south line of said parcel of land described by Deed, also being the south line of said Lot 12, also being a point of non-tangency;

Thence South 89°50'44" West along said south line a distance of 22.82 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 50.07 feet to said north line, also being the **Point of Beginning**;

#### **Parcel 6 (RW-104)**

A parcel of land conveyed to the City and County of Denver by Special Warranty Deed recorded on January 6, 2015 in the Office of the Clerk and Recorder at Reception No. 2015001560, being described therein as follows:

A parcel of land No. RW-104 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 688 square feet or 0.016 acre, more or less, within a parcel of land as described by Deed at Reception No. 2005075710, records of the City and County of Denver, State of Colorado, also being a portion of Lot 10 of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North 89°54'28" East;

**Beginning** at the intersection of the north line of said Lot 10, and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North 04°56'04" West a distance of 246.20 feet;

Thence North 89°51'39" East along said north line a distance of 28.14 feet to a point of non-tangency;

Thence departing said north line 25.07 feet along the arc of a curve to the right, having a radius of 1561.00 feet, through a central angle of  $0^{\circ}55'12''$ , whence the initial radial bears North  $87^{\circ}34'57''$  West, to the south line of said Lot 10, also being a point of non-tangency;

Thence South  $89^{\circ}51'20''$  West along said south line a distance of 26.77 feet to said east line of the condemned parcel of land;

Thence departing said south line North  $00^{\circ}15'15''$  West along said east line of the condemned parcel of land a distance of 25.04 feet to said north line, also being the **Point of Beginning**;

### **Parcel 7 (RW-105)**

A parcel of land conveyed to the City and County of Denver by Special Warranty Deed recorded on October 30, 2014 in the Office of the Clerk and Recorder at Reception No. 2014132352, being described therein as follows:

A parcel of land No. RW-105 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 718 square feet or 0.016 acre, more or less, within a parcel of land as described by Deed at Reception No. 9900002160, records of the City and County of Denver, State of Colorado, also being a portion of Lot 9 of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North  $89^{\circ}54'28''$  East;

**Beginning** at the intersection of the north line of said parcel of land described by Deed, also being the north line of said Lot 9, and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North  $05^{\circ}27'49''$  West a distance of 221.25 feet;

Thence North  $89^{\circ}51'57''$  East along said north line a distance of 29.11 feet to a point of non-tangency;

Thence departing said north line 25.05 feet along the arc of a curve to the right, having a radius of 1561.00 feet, through a central angle of  $0^{\circ}55'10''$ , whence the initial radial bears North  $88^{\circ}30'07''$  West, to the south line of said parcel of land described by Deed, also being the south line of said Lot 9, also being a point of non-tangency;

Thence South  $89^{\circ}51'39''$  West along said south line a distance of 28.14 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 25.04 feet to said north line of a parcel of land described by Deed, also being the **Point of Beginning**;

#### **Parcel 8 (RW-106)**

A parcel of land conveyed to the City and County of Denver by Quit Claim Deed recorded on March 18, 2015 in the Office of the Clerk and Recorder at Reception No. 2015034020, being described therein as follows:

A parcel of land No. RW-106 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 2,986 square feet or 0.069 acre, more or less, within a parcel of land as described by Deed in Book 1727 at Page 112, records of the City and County of Denver, State of Colorado, also being a portion of Lots 5 through 8, inclusive, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line bears North 89°54'28" East;

**Beginning** at the intersection of the north line of said parcel of land described by Deed, also being the north line of said Lot 5, and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North 09°44'33" West a distance of 121.86 feet;

Thence North 89°53'11" East along said north line a distance of 30.19 feet;

Thence departing said north line South 00°05'31" West a distance of 61.84 feet to a point of tangency;

Thence 38.30 feet along the arc of a curve to the right, having a radius of 1561.00 feet, through a central angle of 1°24'21", to the south line of said parcel of land described by Deed, also being the south line of said Lot 8, also being a point of non-tangency;

Thence South 89°51'57" West along said south line a distance of 29.11 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 100.14 feet to said north line of a parcel of land described by Deed, also being the **Point of Beginning**;

#### **Parcel 9 (RW-107)**

A part of that parcel of land conveyed to the City and County of Denver by Quit Claim Deed recorded on March 18, 2015 in the Office of the Clerk and Recorder at Reception No. 2015034018, being described as follows:

A parcel of land No. RW-107 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 4,371 square feet or 0.100 acre, more or less, within a parcel of land as described by Deed in Book 2907 at Page 4, records of the City and County of Denver, State of Colorado, also being a portion of Lots 1 through 4, inclusive, all of Block 8 of the Official Survey of Sherman Subdivision as adopted by Ordinance No. 3 of 1895 passed January 12, 1895, except for that parcel of land condemned in Book 2191 at Page 394, records of the City and County of Denver, State of Colorado, in the Northeast Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the 20-foot range line in Mississippi Avenue (width varies) that defines the north line of said Block 8 as monumented by a 3.25-inch aluminum cap stamped "PLS 35583" in a range box at the west end and monumented by a 1-inch axle in a range box at the east end, said 20-foot range line is assumed to bear North 89°54'28" East;

**Beginning** at the intersection of the north line of said parcel of land described by Deed, also being the north line of said Lot 1, also being the southerly right of way line of Mississippi Avenue, and the east line of said condemned parcel of land, whence said 3.25-inch aluminum cap bears North 45°18'00" West a distance of 28.39 feet;

Thence North 89°54'28" East along said north line of Lot 1 a distance of 124.32 feet to the east line of said parcel of land described by Deed, also being the east line of said Lot 1;

Thence departing said north line South 00°26'00" East along said east line of a parcel of land described by Deed a distance of 6.50 feet;

Thence departing said east line the following three (3) courses:

- 1) South 89°54'28" West a distance of 55.86 feet;
- 2) South 45°05'31" West a distance of 53.37 feet;
- 3) South 00°05'31" West a distance of 56.01 feet to the south line of said parcel of land described by Deed, also being the south line of said Lot 4;

Thence South 89°53'11" West along said south line a distance of 30.19 feet to said east line of the condemned parcel of land;

Thence departing said south line North 00°15'15" West along said east line of the condemned parcel of land a distance of 100.14 feet to said north line of a parcel of land described by Deed, also being the **Point of Beginning**;

Excepting there from the most easterly 55.86 feet of said parcel of land No. RW-107.

### **Parcel 10 (RW-202)**

A parcel of land conveyed to the City and County of Denver by Property Deed recorded on June 23, 2014 in the Office of the Clerk and Recorder at Reception No. 2014072515, being described therein as follows:

A parcel of land No. RW-202 of the City and County of Denver, State of Colorado, Project Number CE-93007, Colorado Department of Transportation Project No. 18453, and Federal Aid Project No. STU M320-074, containing 1,364 square feet or 0.031 acre, more or less, a portion of Lots 25 through 34, inclusive, all of Block 3 of Jerome's Broadway Sub-division Second Filing, records of the City and County of Denver, State of Colorado, in the Northwest Quarter of Section 22, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

**Bearings** are based upon the south line of said Block 3 bearing North 89°55'51" West;

**Beginning** at the southeast corner of said Block 3;

Thence North 89°55'51" West along the northerly right-of-way line of West Arizona Avenue a distance of 7.16 feet;

Thence North 00°18'31" East a distance of 133.67 feet to a point of curvature;

Thence along the arc of a curve to the right having a central angle of 7°07'06", a radius of 813.50 feet and an arc length of 101.07 feet (chord of said curve bears North 03°52'04" East a distance of 101.00 feet) to a point on the westerly right-of-way line of South Broadway;

Thence South 00°05'30" West along said right-of-way line a distance of 234.45 feet to the **Point of Beginning**;