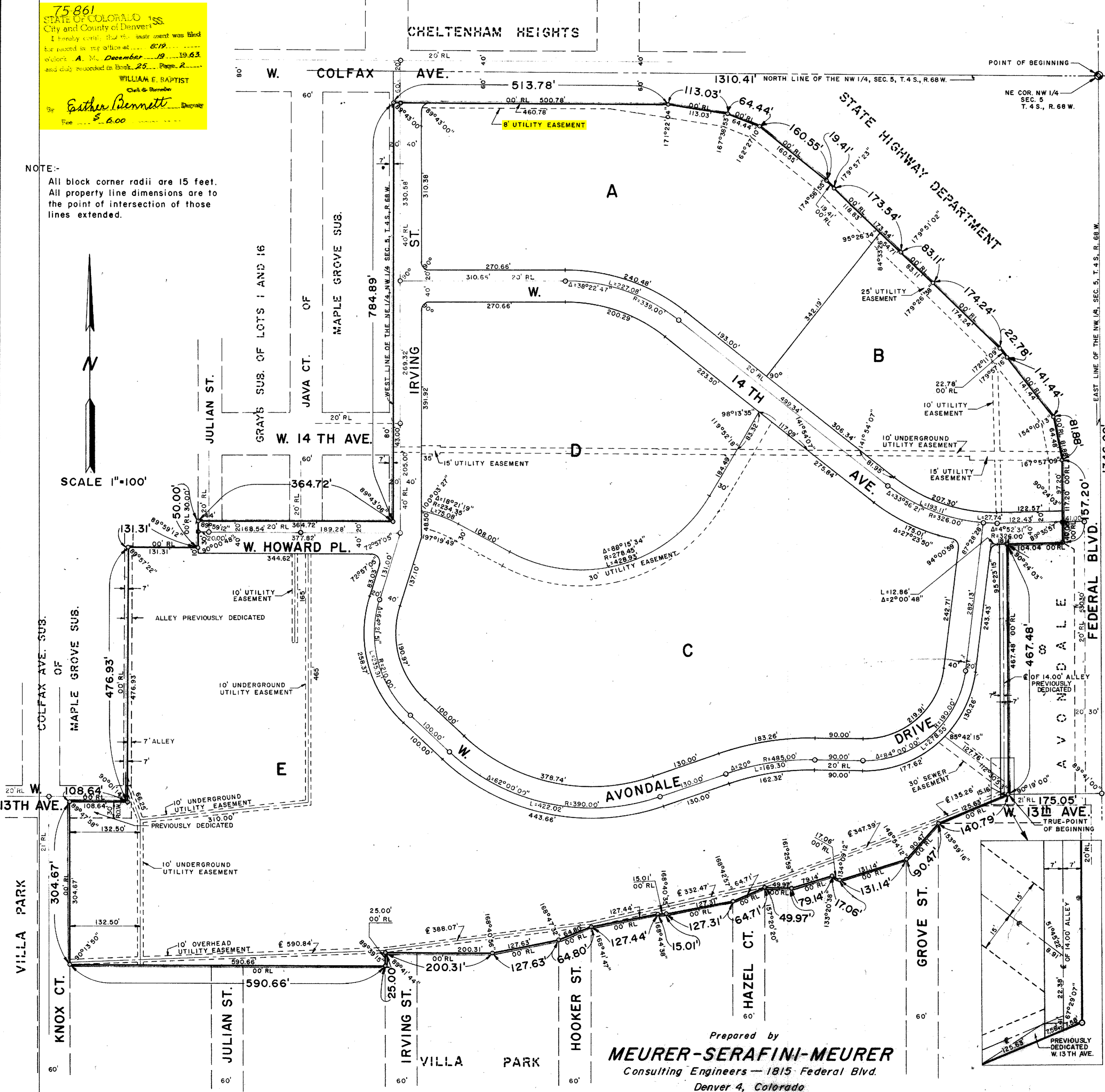


NEW AVONDALE

A RESUBDIVISION OF A PART OF AVONDALE; VILLA PARK; GRAY'S SUBDIVISION OF LOTS 1 & 16, OF MAPLE GROVE SUBDIVISION AND COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

75-861
 STATE OF COLORADO
 City and County of Denver
 I hereby certify that the above instrument was filed for record as per affidavit of William E. Baptist dated December 19, 1963 and duly recorded in Book 25, Page 2.
 WILLIAM E. BAPTIST
 Clerk & Recorder
 By Eather Bennett
 Fee \$ 6.00

NOTE:-
 All block corner radii are 15 feet.
 All property line dimensions are to the point of intersection of those lines extended.



KNOW ALL MEN BY THESE PRESENTS that the City and County of Denver, State of Colorado and the Denver Urban Renewal Authority being the owners of part of blocks 1, 2, 3, 4, 5, 6, 7, and 8, Avondale and blocks 3, 4, 5, 6, and 7, Villa Park; Gray's Subdivision of Lots 1 & 16, Maple Grove Subdivision of Maple Grove Subdivision, City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the Northwest corner of the Northwest One-Quarter of Section 5, Township 4 South, Range 68 West of the 6th P. M.; thence Southerly along the centerline of Federal Blvd. and along the East line of said Northwest One-Quarter a distance of 1346.02 feet to the extension of the South line of Lot 26, Block 8, Avondale; thence on an angle to the right of 90°19'00" a distance of 175.05 feet to the Southwest corner of said Lot 26, said corner being the true point of beginning; thence on an angle to the right of 89°41'00" a distance of 467.48 feet; thence on an angle to the right of 89°35'57" a distance of 104.04 feet to a point 7100 feet west of the East line of said NW 1/4; thence on an angle to the left of 89°35'57" and parallel to said East line a distance of 157.20 feet to the South line of West 14th Avenue; thence on an angle to the left of 12°02'51" a distance of 81.88 feet to the North line of said West 14th Avenue; thence on an angle to the left of 25°49'47" a distance of 141.44 feet to the East line of the alley in Block 1, Avondale; thence on an angle to the left of 0°02'44" a distance of 22.78 feet to the West side of said alley; thence on an angle to the left of 7°48'51" a distance of 174.24 feet to the Northwest corner of Lot 15 in Block 1 in said Avondale; thence on an angle to the left of 0°33'22" a distance of 83.11 feet to the West side of Grove Street; thence on an angle to the right of 0°08'58" a distance of 173.54 feet to a point on the East line of the alley in Block 2, Avondale; thence on an angle to the right of 0°02'37" a distance of 19.41 feet to a point on the West line of said alley; thence on an angle to the left of 5°03'05" a distance of 160.55 feet to a point on the East line of Hazel Court; thence on an angle to the left of 17°32'50" a distance of 64.44 feet to the West line of Hazel Court; thence on an angle to the left of 12°21'07" a distance of 113.03 feet to a point on a line 20.00 feet South of and parallel to the South line of West Colfax Avenue; thence on an angle to the left of 8°37'56" and parallel to the South line of West Colfax Avenue a distance of 513.78 feet to a point on the West line of the Northwest One-Quarter of said Northwest One-Quarter; thence on an angle to the left of 90°17'00" and along said West line a distance of 784.89 feet to a point on the extension of the South line of Lot 5 of Block 4 of Gray's Subdivision of Lots 1 & 16 of Maple Grove Subdivision; thence on an angle to the right of 90°16'54" and along the South line and the South line extended of Lot 5, Block 4 of said subdivision a distance of 364.72 feet to the Southeast corner of Lot 46, Block 4 of the Colfax Avenue Subdivision of Maple Grove Subdivision; thence on an angle to the left of 90°00'48" and along the West line of Julian Street a distance of 50.00 feet to the Southwest corner of Lot 44 of Block 15; thence on an angle to the right of 90°00'48" and along the South line of said Lot 44 a distance of 131.31 feet to the centerline of the alley in said Block 15; thence on an angle to the left of 90°02'38" and along the centerline of said alley a distance of 476.93 feet to a point on the centerline of West 13th Avenue; thence on an angle to the right of 89°58'46" and along the centerline of West 13th Avenue a distance of 108.64 feet to a point on the East line extended of Knox Court; thence on an angle to the left of 90°18'16" and along the East line of Knox Court a distance of 304.67 feet to a point on the extension of the South line of Lots 11 and 38 in Block 3 and Lots 11 and 38 in Block 4, Villa Park; thence on an angle to the left of 89°46'10" and along said South line a distance of 590.66 feet to the Southeast corner of Lot 38 in Block 4 of said Villa Park; thence on an angle to the left of 90°20'45" and along the West line of Irving Street a distance of 25.00 feet to the Northeast corner of said Lot 38; thence on an angle to the right of 90°18'16" and along the South line extended and South line of Lot 10 in Block 5, Villa Park a distance of 200.31 feet to the Southwest corner of Lot 39 of said Block 5; thence on an angle to the left of 11°19'04" a distance of 127.63 feet to the Northeast corner of said Lot 39; thence on an angle to the left of 11°12'28" a distance of 64.80 feet to the Southwest corner of Lot 8, Block 6 of said Villa Park; thence on an angle to the right of 11°18'13" a distance of 127.44 feet to the Northeast corner of said Lot 8; thence on an angle to the right of 11°15'22" a distance of 16.01 feet to the Southwest corner of Lot 42 in said Block 6; thence on an angle to the left of 11°19'25" a distance of 127.31 feet to the Northeast corner of said Lot 42; thence on an angle to the left of 11°17'03" a distance of 64.71 feet to the Southwest corner of Lot 5, Block 7 of said Villa Park; thence on an angle to the right of 22°33'40" and along the South line of said Lot 5 a distance of 48.97 feet; thence on an angle to the left of 16°34'01" a distance of 79.14 feet to the Northeast corner of Lot 5; thence on an angle to the right of 46°39'22" a distance of 17.06 feet; thence on an angle to the left of 45°50'48" a distance of 131.14 feet to the West line of Grove Street; thence on an angle to the left of 31°05'48" a distance of 108.64 feet to the Northwest corner of Lot 1, Block 8 of said Villa Park; thence on an angle to the right of 26°00'44" a distance of 40.78 feet to the Southwest corner of Lot 26, Block 8, Avondale, the true point of beginning; which said owners purpose to vacate and resubdivide.

Have laid out, plotted and subdivided the above described land as herein shown under the name and style of NEW AVONDALE and by these presents do dedicate to the public the streets, avenues, places, drives and other public places herein shown and not already otherwise dedicated for public use, also easements for public utility and drainage purposes as shown:

Witness our hands and seals this 19 day of December A.D. 1963.
 CITY AND COUNTY OF DENVER
 A MUNICIPAL CORPORATION
 STATE OF COLORADO
 Mayor: Thomas J. Curran
 Attest: William E. Baptist Clerk and Recorder
 DENVER URBAN RENEWAL AUTHORITY
 Chairman: Robert C. Moore
 Secretary: William E. Baptist

STATE OF COLORADO
 CITY AND COUNTY OF DENVER) SS
 The foregoing instrument was acknowledged before me this 19 day of December, A.D. 1963, by Thomas J. Curran, Mayor, and William E. Baptist, Clerk and Recorder of the City and County of Denver, a Municipal Corporation, State of Colorado and Robert C. Moore, Chairman and William E. Baptist, Secretary of the Denver Urban Renewal Authority.
 My commission expires 12/31/64. Witness my hand and official seal William E. Baptist Notary Public

I hereby certify that I have examined the evidence of title to the land described hereon, and find the title to the avenues, places, drives, streets and other public places to be in the above named dedicators this 19 day of December A.D. 1963 at 12:30 o'clock P.M. free and clear of encumbrances.
 Attorney for the City and County of Denver W. J. ...
 I hereby certify that this map and the survey represented thereby are accurate and in conformity with the requirements of Article 342 of the Revised Municipal Code of the City and County of Denver.
 Engineer, City and County of Denver W. J. ...
 Approved by the Manager of Public Works W. J. ...
 Approved by the Manager of Parks and Recreation W. J. ...
 Approved by the Denver Planning Office W. J. ...
 Approved by the City Traffic Engineer W. J. ...
 Approved by the Council of the City and County of Denver by Ordinance No. 437 of the series of 1963
 Witness my hand and corporate seal of the City and County of Denver this 18 day of December, A.D. 1963
 Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver William E. Baptist By Valerie Kethum Deputy City Clerk
 I hereby certify that the survey for this plat has been made in agreement with the records on file in the Office of the City Engineer of the City and County of Denver and that the plat is in conformity with such records.
 E. Max Serafini, Registered Land Surveyor

Prepared by
MEURER-SERAFINI-MEURER
 Consulting Engineers - 1815 Federal Blvd.
 Denver 4, Colorado