

Department of Public Works
Capital Projects Management
Permit Operations and Right of Way Enforcement
Infrastructure Planning & Programming
Traffic Engineering Services
201 W. Colfax Avenue
Denver, CO 80202
www.denvergov.org

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

MIAM

TO:

Melinda Olivare City Attorney's Office

FROM:

Robert J. Duncanson P.E., Engineering Manager II

Right-of-Way Services

DATE:

August 10, 2010

ROW #:

2010-0311-01 **SCHEDULE** #:

Parcel # 1 0229416037000

Parcel # 2 0229416038000 Parcel # 3 0229416039000

TITLE:

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 Firth Ct.

SUMMARY:

This request is to dedicate existing City owned land as Firth Ct. Located along Firth Ct., between W. 29th

Ave. and Speer Blvd.

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 Firth Ct. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (# 2010-0311-01) HERE.

A map of the area to be dedicated is attached.

RD/JL/LRA

cc: Asset Management, Steve Wirth

City Councilperson, Judy Montero, District # 9

City Council Aide, Teresa A. St. Peter and Stephanie Syner

City Council Staff, Gretchen Williams Department of Law, Karen Aviles Department of law, Melinda Olivarez

Department of law, Arlene Dykstra Environmental Services, David Erickson

Mayor's Office, City Council Liaison, R. D. Sewald

Mayor's Office, Heather Barry

Public Works, Manager's Office, Christine Downs Public Works, Manager's Office, Daelene Mix

Public Works, Right-of-Way Engineering Services, Rob Duncanson

Public Works, Right-of-Way Engineering Services, Area surveyorJohn Lautenschlager

Public Works Survey-Paul Rogalla Owner: City and County of Denver Project file folder 2010-0311-01

for City Services
Denver gets it done!

ORDINANCE/RESOLUTION REQUEST

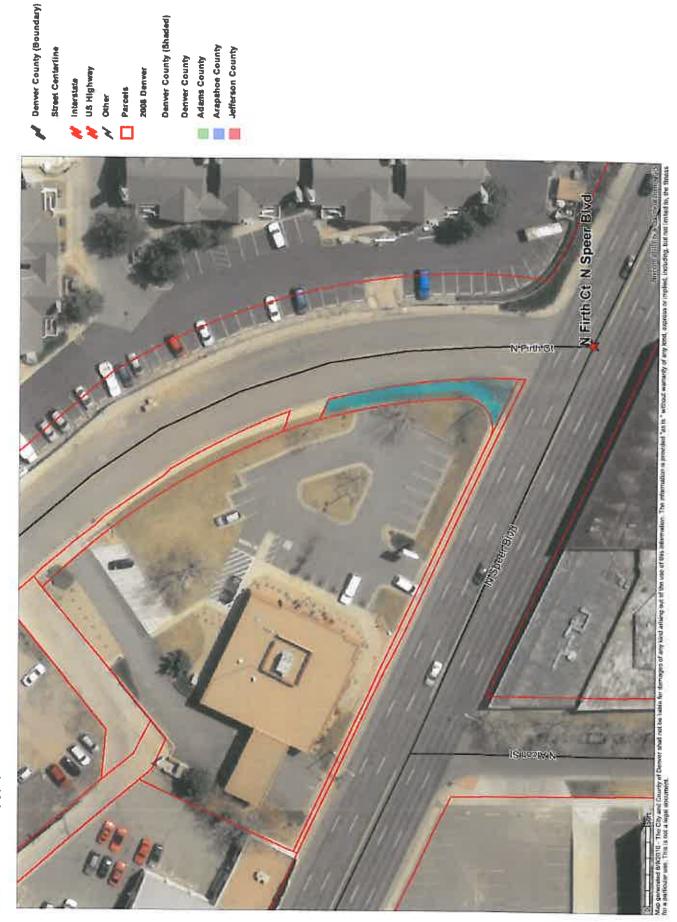
Please email requests to the Mayor's Legislative Team at <u>MileHighOrdinance@DenverGov.org</u> by NOON on Tuesday.

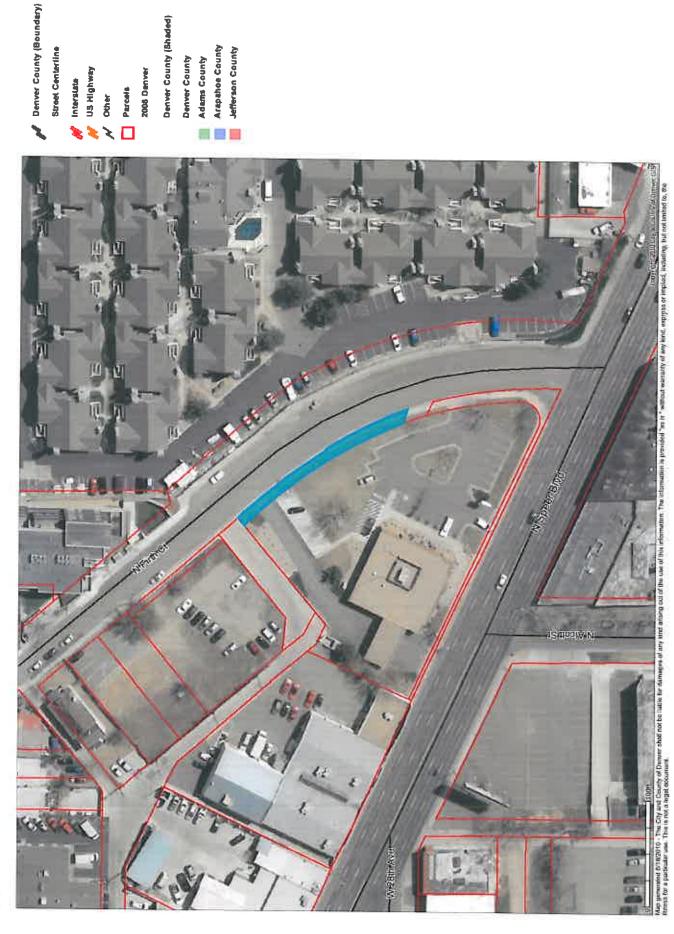
All fields must be completed.

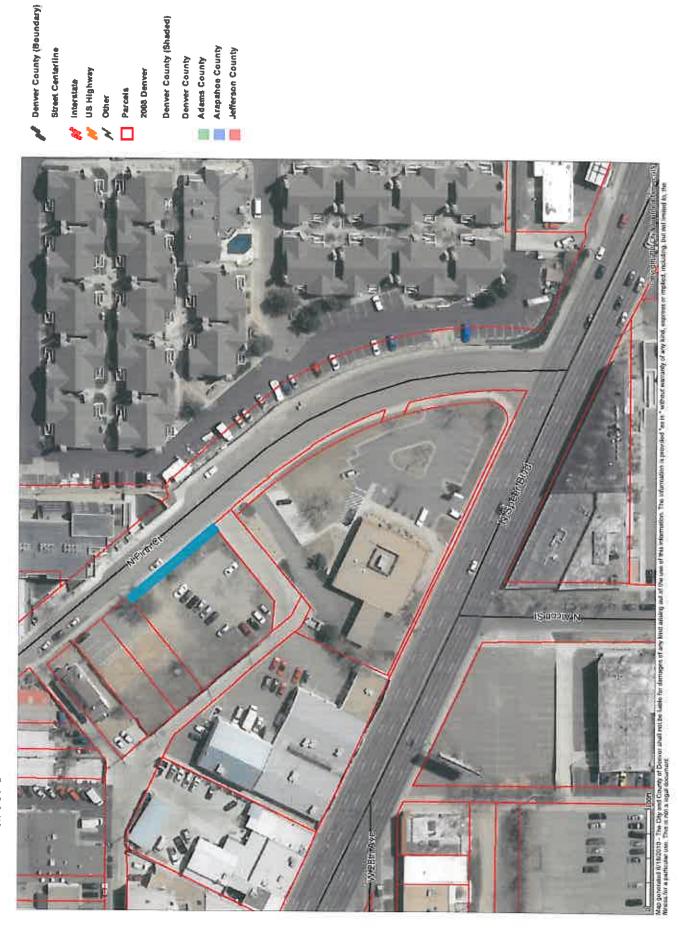
Incomplete request forms will be returned to sender which may cause a delay in processing.

_								
					Date of Request:	August 2, 2010		
Ple	ease mark one:	☐ Bill Request	or	Resolution Requ	est			
1.	Has your agency s	ubmitted this request in	the last 1	2 months?				
	☐ Yes	⊠ No						
	If yes, please e	xplain:						
2. Title: (Include a concise, one sentence description - include <u>name of company or contractor</u> and <u>contract control nuclearly</u> indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supported to the type of request.)								
	This request W. 29 th Ave.	is to dedicate existin and Speer Blvd.	g City ov	wned land as Firth Ct.	Located along Firth	Ct., between		
3.	Requesting Ag	gency: PW-Right-of	-Way Engi	ineering Services				
4.	Name: Lisa RPhone: 720-86		proposed (ordinance)				
5.	available for first anName: DaelerPhone: 720-86	<u>nd second reading, if nec</u> ne Mix	proposed o essary)	ordinance <u>who will presen</u>	t the item at Mayor-Counc	<u>il and who will be</u>		
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 Firth Ct							
	Please include the j							
		Firth Ct., between W		-				
	c. Affected C d. Benefits:	Council District: Jud n/a	y Montero)				
	e. Costs: n/							
7.	Is there any contro explain. None	oversy surrounding this	ordinance	e? (groups or individuals	who may have concerns ab	out it?) Please		
		To be	completed	d by Mayor's Legislative '				
SII	RE Tracking Number:		-		s:			
Ordinance Request Number:					:			
	-							

Firth Ct. Parcel 1







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.

A parcel 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 & Recorders Office being more particularly described as follows:

A portion of Lots 1 through 13 inclusive, Lots 50 through 62, inclusive Resubdivision of Lots 1, 2, 3, 4, 5, and 6, Block 15, Highlands Park, City and County of Denver, State of Colorado, being more particularly described as follows.

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.

Except 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.

	WARRANTY DEED			
	• • •	WE -		• • • • • • • • • • • • • • • • • • • •
THIS DEED, Made this	18th day of J IAL BANCORPORATION OF	une 1985 .	٠.	24
between COMMERC	LAL BARCURFURATION OF	COLUMNIA	IHU -	•
il	·		₩D	
of Colorado	ized and existing under and by virts granter, and	the .	201	-00
			り	•
CITY A	AND COUNTY OF DERVER	•	1	•
whose legal address is		• •		
		20	l	
withe City and	4 *County of Denvez			
ates city and	4 *County of Denives	, sine q	Colorado, grantes:	
WITNESSETH, The	the grantor, for and in consideration		-(\$10.00) 	· DOLLARS
	ry of which is hereby acknowledged		• • • • • • • •	
	every and comfirm, unto the grant			erry, together wit
State of Colorado, descri		City and County	of Denver	1,1
•		total Matter to		温
	See attached Sched LEGAL DESCRIPTION			5
	RIGHT OF WAY DEDIC	CATION		<u> </u>
	•=			<u> </u>
		•	•	C) a
	22			
also known by street and	sumber as vacant land		.*	•
франскансы.	the grantos, either in law or equity, HOLD the said premises above burg	of, in and to the above burg ained and described with the	•	
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the ture, perfect, absolute as bargain, sell and convey bargains, sales, liens, tr		ained and described with the ; , does coverant, grant, bargai these presents, it is well seize in law, in fee simple, and has essid, and that the same are fi	appearenances, unto the mand agree to and with and of the premises above good right, full power a ree and clear from all for	gräntee, bis heërs at the grantee, his bei conveyed, has goo nd authority to gran mer and other grant
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the ti sure, perfect, absolute at bargain, sell and convey	HOLD the said premises above barg gravitor, for itself, and its successors, ince of the enseating and delivery of nd indefeasible estate of inheritance, the same in manner and form as afor	ained and described with the ; , does coverant, grant, bargai these presents, it is well seize in law, in fee simple, and has essid, and that the same are fi	appearenances, unto the mand agree to and with and of the premises above good right, full power a ree and clear from all for	gräntee, bis heërs at the grantee, his bei conveyed, has goo nd authority to gran mer and other grant
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the it sure, perfect, absolute as bargain, sell and convey bargains, sales, liens, to record.	HOLD the said premises above barg granter, for itself, and its successors, ince of the cursealing and delivery of ad indefeasible estate of inheritance, the same in manner and form as afor uses, assessments, encumbrances ar	ained and described with the a does covenant, grant, burgat, these presents, it is well seize in law, in fer simple, and has essid, and that the same are fi all restrictions of whatever his	appartenances, unto the in and agree to and with d of the premises above good right, full power as ree and clear from all for ad or mature soever, exer-	grintee, his beins at the grantee, his bei conveyed, has goo and authority to gran mer and other gran tpl those of
appairtenances. TO HAVE AND TO assigns forever. And the nad assigns, that at the ture, perfect, absolute as bargains, sales, liens, to record. The grantur shall an jossession of the grante	HOLD the said premises above barg gravitor, for itself, and its successors, iron of the cuseating and delivery of not indefeasible estate of inheritance, the same in manner and form as alon- uses, assessments, encumbrances are ad will WARRANT AND FOREVI e, his heirs and assigns, against all a	ained and described with the a does coverant, grant, burgai these presents, it is well seize in law, in fee aimple, and has essid, and that the same are fi ad restrictions of whatever kin ER DEFEND the above-bar and every person or persons lan	apportenances, unto the n and agree to and with do of the premises above good right, full power as ree and clear from all for and or nature soever, excu- gained premises in the ofully claiming the who	grance, his being at the grance, his being conveyed, has goo and authority or gran mer and other gran opt thoses of quiet and peacest le or any part there
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the time, perfect, absolute as bargain, sell and convey bargains, sales, liens, to record. The granter shall an justicesion of the granter than the singular number shall an increase of the granter shall an increase of t	HOLD the said premises above barg gravitor, for itself, and its successors, inter of the emeating and delivery of not indefeasible estate of inheritance, the same in manner and form as son uses, assessments, encumbrances are ad will WARRANT AND FOREVI e, his heirs and assigna, against all a sail include the plural, the plural the	ained and described with the a does coverant, grant, burgai these presents, it is well seize in law, in fer simple, and has resaid, and that the same are in all restrictions of whatever his ER DEFEND the above-bar and every person or persons law singular, and the use of any	appartenances, unto the in and agree to and with did of the premises above good right, full power a rea and clear from all for and or sature soever, exce gained premises in the wfully claiming the who gender shall be applical	grantoe, his being at the grantoe, his bein conveyed, has goo and authority to gran mer and other grant opt those of quiet and peaceab le or any part there
appairtenances. TO HAVE AND TO assigns forever, And the and assigns, that at the it ture, perfect, absolute as bargain, sell and convey bargains, sales, liens, tracord. The grantur shall an possession of the grantur that In WITNESS WHE President, and its corp	HOLD the said premises above barg gravitor, for itself, and its successors, iron of the cuseating and delivery of not indefeasible estate of inheritance, the same in manner and form as alon- uses, assessments, encumbrances are ad will WARRANT AND FOREVI e, his heirs and assigns, against all a	ained and described with the a does coverant, grant, burgai these presents, it is well seize in law, in fee simple, and has resirid, and that the name are fi all restrictions of whatever his experience of whatever his ingular, and the use of any comparate mans to be hereum	appartenances, unto the n and spree to and with ed of the premises above good right, full power at re and clear from all for and or nature soever, exce gained premises in the wfully claiming the who gender shall be applicat to subscribed by its	grantoe, his beins at the grantee, his bei conveyed, has goo and sutbority to grant mer and other grant opt those of quiet and peaceab he or any part there ble to all genders.
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the inner, perfect, absolute as bargains, sell and convey bargains, sales, liens, to record. The grantur shall an possession of the granter The singular number at IN WITNESS WHE President, and, its compabore, writigns.	HOLD the said premises above barg gravitor, for itself, and its successors, ime of the cureating and delivery of not indefeasible estate of inheritance, the same in manuer and form as afor success, assessments, encumbrances and de will WARRANT AND FOREVI e, his heirs and assigns, against all as all include the plural, the plural the CREOF, The grantor has caused its	ained and described with the a does coverant, grant, burgai these presents, it is well seize in law, in fee simple, and has resirid, and that the name are fi all restrictions of whatever his experience of whatever his ingular, and the use of any comparate mans to be hereum	appartenances, unto the n and spree to and with ed of the premises above good right, full power at re and clear from all for and or nature soever, exce gained premises in the wfully claiming the who gender shall be applicat to subscribed by its	grantoe, his being at the grantoe, his bein conveyed, has goo and authority to gran mer and other grant opt those of quiet and peaceab le or any part there
appairtenances. TO HAVE AND TO assigns forever, And the and assigns, that at the it ture, perfect, absolute as bargain, sell and convey bargains, sales, liens, tracord. The grantur shall an possession of the grantur that In WITNESS WHE President, and its corp	HOLD the said premises above barg gravitor, for itself, and its successors, ime of the cureating and delivery of not indefeasible estate of inheritance, the same in manuer and form as afor success, assessments, encumbrances and de will WARRANT AND FOREVI e, his heirs and assigns, against all as all include the plural, the plural the CREOF, The grantor has caused its	ained and described with the a does coverant, grand, burgain these presents, it is well seize in law, in fee simple, and has restrict, and that the name are find restrictions of whatever his expectation of whatever his ER DEFEND the above-bar- and every person or persons law singular, and the use of any comporate name to be hereum anessed by its	appartenences, unto the in and agree to and with old of the premises above good right, full power a re and clear from all for ad or nature soever, exercised premises in the whilly claiming the who gender shall be applicate to subscribed by its	grantoe, his beins at the grantoe, his bei conveyed, has goo and sutbority to grant mer and other grant opt those of quiet and peaceah he or any part there ble to all genders. he thay and year for
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the inner, perfect, absolute as bargains, sell and convey bargains, sales, liens, to record. The grantur shall an possession of the granter The singular number at IN WITNESS WHE President, and, its compabore, writigns.	HOLD the said premises above barg gravitor, for itself, and its successors, ime of the cureating and delivery of not indefeasible estate of inheritance, the same in manuer and form as afor success, assessments, encumbrances and de will WARRANT AND FOREVI e, his heirs and assigns, against all as all include the plural, the plural the CREOF, The grantor has caused its	ained and described with the a does coverant, grand, burgain these presents, it is well seize in law, in fee simple, and has restrict, and that the name are find restrictions of whatever his expectation of whatever his ER DEFEND the above-bar- and every person or persons law singular, and the use of any comporate name to be hereum anessed by its	appartenances, unto the n and spree to and with ed of the premises above good right, full power at re and clear from all for and or nature soever, exce gained premises in the wfully claiming the who gender shall be applicat to subscribed by its	grantoe, his beins at the grantoe, his bei conveyed, has goo and sutbority to grant mer and other grant opt those of quiet and peaceah he or any part there ble to all genders. he thay and year for
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the inner, perfect, absolute as bargains, sell and convey bargains, sales, liens, to record. The grantur shall an possession of the granter The singular number at IN WITNESS WHE President, and, its compabore, writigns.	HOLD the said premises above barg gravitor, for itself, and its successors, ime of the cureating and delivery of not indefeasible estate of inheritance, the same in manuer and form as afor success, assessments, encumbrances and de will WARRANT AND FOREVI e, his heirs and assigns, against all as all include the plural, the plural the CREOF, The grantor has caused its	ained and described with the a , does covenant, grant, burgai these presents, it is well seize in law, in des aimple, and has essid, and thus the same are fi all restrictions of whatever his ER DEFEND the above-bar and every person or persons lan aingular, and the use of any corporate name to be hereum anessed by its COMMERCIAL By	appartenances, unto the mand agree to and with do of the premises above a good right, full power are and clear from all for ad or nature soever, exercised or nature soever, exercised premises in the ofully claiming the who gender shall be applicate to subscribed by its Secretary, the BANCORPORATION	grantoe, his beirs at the grantoe, his bei conveyed, has goo and authority to gran mer and other gran opt those of quiet and peacest he or any part there ble to all genders.
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the inner, perfect, absolute as bargains, sell and convey bargains, sales, liens, to record. The grantur shall an possession of the granter The singular number at IN WITNESS WHE President, and, its compabore, writigns.	HOLD the said premises above barg granter, for itself, and its successors, ince of the enseating and delivery of nd indefeasible estate of inheritance, the same in manner and form as afor success, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the pharal, the plural the IREOF, The granter has caused.	ained and described with the a , does covenant, grant, burgai these presents, it is well seize in law, in des aimple, and has esaid, and thus the same are fi all restrictions of whatever his ER DEFEND the above-burg and every person or persons lan aingular, and the use of any corporate name to be hereum amessed by its COMMERCIAL By	appartenences, unto the in and agree to and with old of the premises above good right, full power a re and clear from all for ad or nature soever, exercised premises in the whilly claiming the who gender shall be applicate to subscribed by its	grantoe, his beirs at the grantoe, his bei conveyed, has goo and authority to gran mer and other gran opt those of quiet and peacest he or any part there ble to all genders.
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the it time, perfect, absolute as bargain, sell and convey bargains, sales, liens, to record. The granter shall an jossession of the granter than the singular number at IN WITNESS WHE President, and, its compabore written. Asset:	HOLD the said premises above barg granter, for itself, and its successors, inter of the emeating and delivery of nd indefeasible estate of inheritance, the same in manner and form as afor success, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the pharal, the plural the IREOF, The granter has caused seal to be hereunto affixed,	ained and described with the a , does covenant, grant, burgai these presents, it is well seize in law, in des aimple, and has essid, and thus the same are fi all restrictions of whatever his ER DEFEND the above-bar and every person or persons lan aingular, and the use of any corporate name to be hereum anessed by its COMMERCIAL By	appartenances, unto the mand agree to and with do of the premises above a good right, full power are and clear from all for ad or nature soever, exercised or nature soever, exercised premises in the ofully claiming the who gender shall be applicate to subscribed by its Secretary, the BANCORPORATION	grantoe, his beins at the grantoe, his bei conveyed, has goo and sutbority to grant mer and other grant opt those of quiet and peaceah he or any part there ble to all genders. he thay and year for
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the it time, perfect, absolute as bargain, sell and convey bargains, sales, tiens, to record. The granter shall an joussession of the granter than the singular number at IN WITNESS WHE President, and its compabove written. ASSISTA	HOLD the said premises above barg granter, for itself, and its successors, interest of interitures, the excessing and delivery of nd indefeasible estate of inheritures, the same in manner and form as afor such as a successment, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the phral, the plural the EREOF, The granter has caused its constellated to be hereunto affixed,	ained and described with the a does coverant, grant, burgain these presents, it is well seize in law, in fee aimple, and has exaid, and that the same are find restrictions of whatever his experiment of the same are find every person or personal and singular, and the use of any corporate names to be hereum affected by its	popurtenances, unto the mand agree to and with oil of the premises above good right, full power a re and clear from all for ad or nature soever, exceed or nature soever, exceeding the whole gender shall be applicated as subscribed by its Secretary, the BANCORPORATION Dates Pressen	grantoe, his beirs at the grantoe, his bei conveyed, has goo and authority to gran mer and other gran opt those of quiet and peacest he or any part there ble to all genders.
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the it time, perfect, absolute as bargain, sell and convey bargains, sales, tiens, to record. The granter shall an joussession of the granter than the singular number at IN WITNESS WHE President, and its compabove written. ASSISTA	HOLD the said premises above barg granter, for itself, and its successors, ince of the excessing and delivery of nd indefeasible estate of inheritance, the same in manner and form as aforence, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the phral, the plural the CREOF, The granter has caused its torate small to be hereunto affixed,	ained and described with the a does covenant, gram, burgai these presents, it is well seize in law, in fee simple, and has estaid, and thus the same are find restrictions of whatever his directions of whatever his singular, and the use of any comporate mune to be hereum anested by its COMMERCIAL By Jon P. Commercial Commerci	appartenances, unto the mand agree to and with do of the premises above a good right, full power are and clear from all for ad or nature soever, exercised or nature soever, exercised premises in the ofully claiming the who gender shall be applicate to subscribed by its Secretary, the BANCORPORATION	grantoe, his beirs at the grantoe, his bei conveyed, has goo and authority to gran mer and other gran opt those of quiet and peacest he or any part there ble to all genders.
TO HAVE AND TO assigns forever. And the and assigns, that at the iture, perfect, absolute as bargain, sell and convey bargains, sales, liens, to record. The granter shall an jossession of the granter shall an jossession of the granter than I'm with the singular number at I'm with the singular number at I'm with the singular number at I'm Assistant Assis	HOLD the said premises above barg granter, for itself, and its successors, ince of the excessing and delivery of nd indefeasible estate of inheritance, the same in manner and form as aforence, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the phral, the plural the CREOF, The granter has caused its torate small to be hereunto affixed,	ained and described with the a does covenant, grant, burgai these presents, it is well seize in law, in fee aimple, and has resaid, and thus the same are find restrictions of whatever his directions of whatever his singular, and the use of any component munes to be hereum anessed by its COMMERCIAL By Jon P. Commercial and the use of any component munes to be hereum anessed by its	popurtenances, unto the mand agree to and with of of the premises above good right, full power are and clear from all for ad or nature soever, exceed a reason of the premises in the wfully claiming the who gender shall be applicate a subscribed by its Secretary, the BANCORPORATION DEALER Proview	grantee, his being at the grantee, his being conveyed, has good authority to grantee, and other grantept those of quiet and peaceal le or any part thereble to all genders. NOF COLORAD
TO HAVE AND TO assigns forever. And the and assigns, that at the iture, perfect, absolute as burgain, sell and convey bargains, sales, liens, to record. The granter shall an jossession of the granter than the singular number at IN WITNESS WHE President, and its compabove written. Assisting the large of the foregoing introduced than the large of the lar	HOLD the said premises above barg granter, for itself, and its successors, ince of the enseating and delivery of nd indefeasible estate of inheritance, the same in manner and form as afor such a successments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the pharal, the plural the REOF, The granter has caused and include the pharal, the plural the REOF, The granter has caused and include the pharal, the plural the REOF, The granter has caused as a subject of the property of the pharal pharal the REOF, and the pharal the REOF, the granter has caused as a subject of the pharal through through the pharal through through through the pharal through the pharal through through through through through thro	ained and described with the a does coverant, grant, burgai these presents, it is well seize its law, in fee simple, and has resaid, and that the same are find restrictions of whatever his description of whatever his element of the same are find restrictions of whatever his element of the same are find every person or personal are singular, and the use of any comporate name to be hereum anested by its COMMERCIAL By Jon P. Commercial Commercial Commercial Commercial Commercial Commercial Commercial	popurtenances, unto the mand agree to and with of of the premises above good right, full power are and clear from all for ad or nature soever, exceed a reason of the premises in the wfully claiming the who gender shall be applicate a subscribed by its Secretary, the BANCORPORATION DEALER Proview	grantee, his being at the grantee, his being conveyed, has good and authority to grantee and other grantept those of quiet and peaceable or any part thereoble to all genders. I OF COLORAD 19 85 Preside intant Secreta
TO HAVE AND TO assigns forever. And the and assigns, that at the iture, perfect, absolute as bargains, sell and convey bargains, sales, liens, to record. The granter shall an jossession of the granter thall an jossession of the granter than I'm with the singular number at I'm with the	HOLD the said premises above barg granter, for itself, and its successors, ince of the cureating and delivery of nd indefeasible estate of inheritance, the same in manner and form as aforence, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the plural, the plural the EREOF, The granter has caused its sorate scal to be hereunto affixed, which is a sail to be hereunto affixed.	ained and described with the a does covenant, gram, burgai these presents, it is well seize in law, in des aimple, and has resaid, and thus the same are find restrictions of whatever his directions of whatever his singular, and the use of any component mines to be hereum anessed by its COMMERCIAL By Jon P. Commercial and the component mines and by its COMMERCIAL By Jon P. Commercial and the component mines and by its	popurtenances, unto the mand agree to and with the of the premises above good right, full power are and clear from all for ad or nature sorver, exercised premises in the wfully claiming the who gender shall be applicate to subscribed by in Secretary, the BANCORPORATION DOLLER Product to the product of the	grantee, his being at the grantee, his being conveyed, has good and authority to grantee and other grantept those of quiet and peaceable or any part thereoble to all genders. I OF COLORAD 19 85 Preside intant Secreta
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the time, perfect, absolute as bargain, sell and convey bargains, sales, liens, to record. The granter shall an jossession of the grante. The singular number shall an jossession of the grante. The singular number shall be in the line of the property of the line of	HOLD the said premises above barg granter, for itself, and its successors, ince of the cureating and delivery of nd indefeasible estate of inheritance, the same in manner and form as aforence, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the plural, the plural the EREOF, The granter has caused its sorate scal to be hereunto affixed, which is a sail to be hereunto affixed.	ained and described with the a does coverant, grant, burgain these presents, it is well seize in law, in fee aimple, and has essid, and that the same are find restrictions of whatever his directions of whatever his aimple, and the use of any corporate ment to be hereum anessed by its COMMERCIAL By Jon P. Committee City and Country in the City and City a	popurtenances, unto the mand agree to and with of of the premises above good right, full power are and clear from all for ad or nature soever, exceed or nature soever, exceed an area of the soever of the source o	grantee, his being at the grantee, his being at the grantee, his being conveyed, has good and authority to grantee and other grantee thousand the county part thousand for any part thereoble to all genders. I OF COLORAD 1985 Preside intant Secreta a corporation
appartenances. TO HAVE AND TO assigns forever. And the and assigns, that at the it mure, perfect, absolute as bargain, sell and convey bargains, sales, liens, to record. The grantor shall an possession of the granto. The singular number at DN WITNESS WHE President, and, its corp above written. Asset: Asset: City and The lorgoing instangular to the lorgoing ins	HOLD the said premises above barg granter, for itself, and its successors, ince of the cureating and delivery of nd indefeasible estate of inheritance, the same in manner and form as aforence, assessments, encumbrances and will WARRANT AND FOREVIE, his heirs and assigns, against all a sail include the plural, the plural the EREOF, The granter has caused its sorate scal to be hereunto affixed, which is a sail to be hereunto affixed.	ained and described with the a does covenant, gram, burgain these presents, it is well seize in law, in fee simple, and has estaid, and thus the same are find restrictions of whatever his directions of whatever his singular, and the use of any comporate more to be hereum anested by its COMMERCIAL By Jon P. Commercial in the City and Country My commit	popurtenances, unto the mand agree to and with of of the premises above good right, full power are and clear from all for ad or nature soever, exceed or nature soever, exceed an area of the soever of the source o	grantoe, his being at the grantoe, his being at the grantoe, his being on an

PLATTED NWIB

6/17/85

क्षेत्री भूता क्षेत्री स्तृतिक प्रकृति के क्षेत्र के विश्व के कि के कि कि का कार्य का कार्य के कार्य के कि कार

SCREDULE "A"

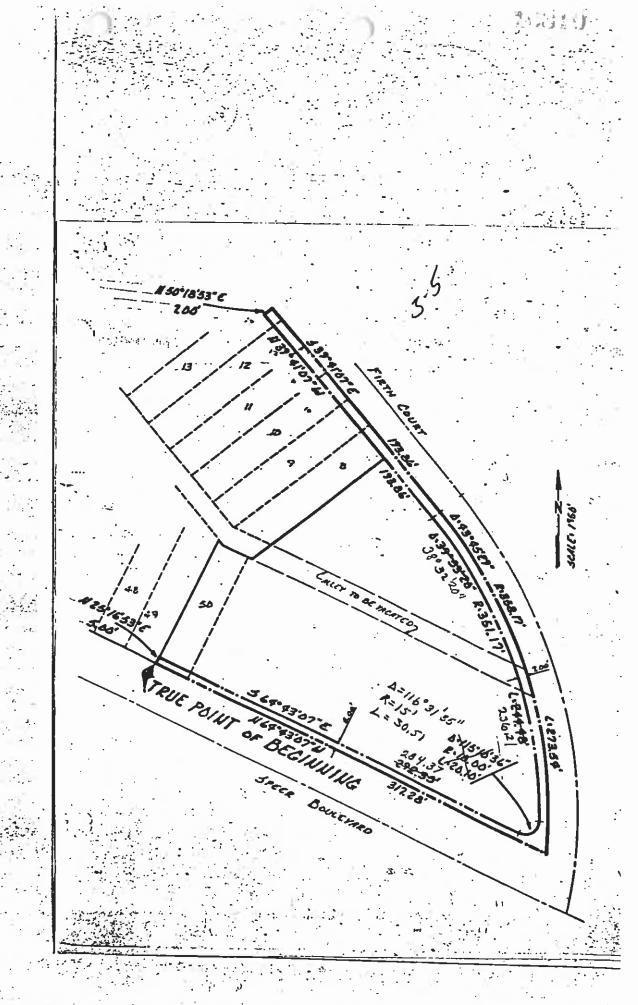
. LEGAL DESCRIPTION - CENTURY BANK RIGHT OF WAY DEDICATION

A portion of Lots 1 through 13 inclusive, Lots 50 through 62 inclusive, Resubdivision of Lots 1, 2, 3, 4, 5 and 6, Block 15, Highlands Park, City and County of Denver, State of Colorado, being more particularly described as follows:

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 line 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, 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 beginning.

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

Spoor, Colorado LS (11389



t-Pt BEARING DISTANCE DELTA RADIUS ARC L

2 20 S65 43 33E 284.4132

TOTAL LENGTH = 284.4132

21 N25 16 53E 5.0000 21 564 43 07E 284.3692 25.5142 116 31 35 NS7 01 05E 231.7805 38 32 28 122.768 193.8526 15 NS8 18 53E 7.0900 539 41 87E 193.8628 266.9431 43 45 29 359.170 Z N64 43 07W 317.2800

AREA = 4.915.6953 ACRES = .1128 TOTAL LENGTH = 1.541.6326

interference and the state of t