

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-0851  
3 SERIES OF 2023

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**  
6 **land as: 1) South Cherokee Street, located near the intersection of South**  
7 **Cherokee Street and West Dakota Avenue; and 2) South Cherokee Street,**  
8 **located near the intersection of South Cherokee Street and West Dakota Avenue.**

9 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
10 the City and County of Denver has found and determined that the public use, convenience and  
11 necessity require the laying out, opening and establishing as public streets designated as part of the  
12 system of thoroughfares of the municipality those portions of real property hereinafter more  
13 particularly described, and, subject to approval by resolution has laid out, opened and established  
14 the same as public streets;

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

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

20 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000149-001:**

21 **LAND DESCRIPTION – SOUTH CHEROKEE STREET PARCEL NO. 1**

22 A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4  
23 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
24 DENVER, STATE OF COLORADO, AND CONVEYED TO THE CITY AND COUNTY OF DENVER  
25 BY QUITCLAIM DEED RECORDED APRIL 23, 2014 AT RECEPTION NUMBER 2014046025 IN  
26 THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER,  
27 COLORADO, DESCRIBED THEREIN AS:

28  
29 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 (A FOUND STONE  
30 WITH CROSS IN RANGE BOX), WHENCE THE WEST QUARTER CORNER OF SAID SECTION  
31 15 (A 3 ¼" ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15  
32 1987 RLS 7735") BEARS S 00°38'52" E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARINGS  
33 – ASSUMED);  
34 THENCE S 50°17'28" E A DISTANCE OF 1587.59 FEET TO THE NORTHEASTERLY CORNER  
35 OF BLOCK 56, FIRST ADDITION TO BYERS SUBDIVISION, BOOK 2, PAGE 15A, RECORDED  
36 MARCH 31, 1882 IN SAID CLERK AND RECORDER'S OFFICE, ALSO BEING THE  
37 SOUTHWESTERLY CORNER OF CHEROKEE STREET AS DESCRIBED IN ORDINANCE NO.

1 278, COUNCIL BILL 256, RECEPTION NO 1995046346, RECORDED ON APRIL 25, 1995 IN  
2 THE SAID CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;  
3  
4 THENCE S 89°59'28" E. COINCIDENT WITH SOUTHERLY LINE OF SAID CHEROKEE STREET  
5 AND THE NORTHERLY LINE OF BLOCK 41, BYERS SUBDIVISION, BOOK 2, PAGE 56,  
6 RECORDED MAY 8, 1874 IN SAID CLERK AND RECORDER'S OFFICE, A DISTANCE OF 72.00  
7 FEET;  
8 THENCE S 00°00'44" W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A  
9 DISTANCE OF 8.62 FEET;  
10 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
11 34°31'24", A RADIUS OF 268.00 FEET, A CHORD BEARING OF S 17°14'58" E A DISTANCE OF  
12 159.05 FEET, AND AN ARC DISTANCE OF 161.48 FEET;  
13 THENCE S 34°30'40" E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF  
14 17.36 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN  
15 RECEPTION NO. 1994145167;  
16 THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF SAID PARCEL OF  
17 LAND DESCRIBED IN RECEPTION NO. 1994145167 THE FOLLOWING THREE (3) COURSES;  
18 1. S 11°00'09" E, A DISTANCE OF 82.80 FEET;  
19 2. S 00°09'34" E, A DISTANCE OF 44.87 FEET;  
20 3. S 89°43'37" W A DISTANCE OF 16.51 FEET, WHENCE THE NORTHWEST  
21 SIXTEENTH CORNER OF SAID SECTION 15 (A 3 ¼" ALUMINUM CAP STAMPED  
22 "MERRICK & COMPANY T4S R68W NW 1/16 S 15 1998 LS 13155") BEARS S  
23 89°43'37" W A DISTANCE OF 26.07 FEET;  
24 THENCE N 34°30'40" W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A  
25 DISTANCE OF 121.04 FEET;  
26 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
27 34°31'24", A RADIUS OF 340.00 FEET, A CHORD BEARING OF N 17°14'58" W A DISTANCE OF  
28 201.78 FEET, AND AN ARC DISTANCE OF 204.87 FEET;  
29 THENCE N 00°00'44" E, TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF  
30 8.62 FEET TO THE POINT OF BEGINNING.

31  
32 CONTAINING 20,183 SQUARE FEET (0.463 ACRES), MORE OR LESS  
33 be and the same is hereby approved and said real property is hereby laid out and established and  
34 declared laid out, opened and established as South Cherokee Street.

35 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
36 as South Cherokee Street.

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

41 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000149-002:**  
42 **LAND DESCRIPTION – SOUTH CHEROKEE STREET PARCEL NO. 2**  
43 **A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4**  
44 **SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF**

1 DENVER, STATE OF COLORADO, AND CONVEYED TO THE CITY AND COUNTY OF DENVER  
2 BY QUITCLAIM DEED RECORDED APRIL 23, 2014 AT RECEPTION NUMBER 2014046026 IN  
3 THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER,  
4 COLORADO, DESCRIBED THEREIN AS:

5  
6 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 (A FOUND STONE  
7 WITH CROSS IN RANGE BOX), WHENCE THE WEST QUARTER CORNER OF SAID SECTION  
8 15 (A 3 1/4" ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15  
9 1987 RLS 7735") BEARS S 00°38'52" E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARINGS  
10 – ASSUMED);

11 THENCE S 47°04'46" E A DISTANCE OF 1865.54 FEET TO THE SOUTHWESTERLY CORNER  
12 OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 1993014211, WHENCE THE  
13 NORTHWEST SIXTEENTH CORNER OF SAID SECTION 15 (A 3 1/4" ALUMINUM CAP  
14 STAMPED "MERRICK & COMPANY T4S R68W NW 1/16 S 15 1998 LS 13155") BEARS S  
15 43°17'12" W A DISTANCE OF 61.92 FEET, SAID SOUTHWESTERLY CORNER BEING THE  
16 POINT OF BEGINNING;

17  
18 THENCE N 11°00'09" W, COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL OF  
19 LAND, A DISTANCE OF 82.80 FEET;

20 THENCE S 34°31'02" E A DISTANCE OF 98.66 FEET TO THE SOUTHERLY LINE OF SAID  
21 PARCEL OF LAND;

22 THENCE N 89°58'44" W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 40.10  
23 FEET TO THE POINT OF BEGINNING.

24 CONTAINING 1,630 SQUARE FEET, (0.037 ACRES), MORE OR LESS

25 be and the same is hereby approved and said real property is hereby laid out and established and  
26 declared laid out, opened and established as South Cherokee Street.

27 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
28 as South Cherokee Street.

29 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: June 27, 2023 by Consent

2 MAYOR-COUNCIL DATE: July 4, 2023 by Consent

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: July 6, 2023

9 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
10 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
11 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
12 § 3.2.6 of the Charter.

13  
14 Kerry Tipper, Denver City Attorney

15  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_