

1 **BY AUTHORITY**

2 RESOLUTION NO. CR15-0211
3 SERIES OF 2015
4

COMMITTEE OF REFERENCE:
Infrastructure & Culture

5 **A RESOLUTION**

6 **Laying out, opening and establishing as part of the City street system a parcel**
7 **of land as South Broadway between West Mississippi Avenue and West**
8 **Kentucky Avenue.**
9

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

15 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**
16 **OF DENVER:**
17

18 **Section 1.** That the action of the Manager of Public Works in laying out, opening and
19 establishing as part of the system of thoroughfares of the municipality the following described
20 portion of real property situate, lying and being in the City and County of Denver, State of
21 Colorado, to wit:

22 **PARCEL DESCRIPTION ROW NO. 2014-1079-06-001**

23 **Parcel 1 (PE-117A)**
24
25

26 A Permanent Easement No. PE-117A of the City and County of Denver, State of
27 Colorado, Project Number CE-93007, containing 150 square feet or 0.003 acre, more
28 or less, within a parcel of land as described as "PARCEL 2I" by Deed at Reception
29 No. 2009115337, records of the City and County of Denver, State of Colorado, also
30 being a portion of Lots 21 and 22 both of Block 1 of Lawrence's Broadway Addition,
31 in Engineering Book 19 at Page 37, records of the City and County of Denver, State
32 of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68
33 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said
34 parcel being more particularly described as follows:
35

36 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
37 monumented by a stone with a notch in a range box at the north end and
38 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
39 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

40 [continued on the next page]

1 **Beginning** at the southeast corner of said Lot 22, also being the intersection of the
2 south line of said Lot 22 and the east line of said parcel of land described as
3 "PARCEL 2I", also being the westerly right-of-way line of South Broadway (width
4 varies), whence said 3.25-inch brass cap bears South 29°36'18" East a distance of
5 103.58 feet;

6 Thence North 89°55'53" West along said south line of Lot 22 a distance of 3.00 feet;

7 Thence departing said south line of Lot 22 North 00°44'35" West a distance of 50.01
8 feet to the north line of said Lot 21;

9 Thence South 89°55'53" East along said north line of Lot 21 a distance of 3.00 feet to
10 the east line of said Lot 21, also being said east line of a parcel of land described as
11 "PARCEL 2I", also being said westerly right-of-way line;

12 Thence departing said north line of Lot 21 South 00°44'35" East along said east line
13 of Lot 21 and along the east line of Lot 22, also being said westerly right-of-way line a
14 distance of 50.01 feet to said south line of Lot 22, also being the **Point of Beginning**;

15 and

16 **Parcel 2 (PE-118 NORTH)**

17
18 A Permanent Easement No. PE-118 of the City and County of Denver, State of
19 Colorado, Project Number CE-93007, containing a total of 24,146 square feet or
20 0.554 acre, more or less, within a parcel of land as described as "PARCEL 2I" and a
21 parcel of land as described as "PARCEL 2A" both by Deed at Reception No.
22 2009115337, records of the City and County of Denver, State of Colorado, also
23 being a part of Lawrence's Broadway Addition and Edgerton Place both recorded in
24 Engineering Book 19 at Page 37, records of the City and County of Denver, State of
25 Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68
26 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said
27 parcel being more particularly described as follows:

28 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
29 monumented by a stone with a notch in a range box at the north end and
30 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
31 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

32 **Commencing** at the intersection of the westerly right-of-way line of South Broadway
33 (width varies) and the northerly right-of-way line of Mississippi Avenue (width varies),
34 whence said 3.25-inch brass cap bears South 51°35'20" East a distance of 64.48
35 feet;

36 Thence North 00°44'35" West along the east line of said parcel of land described as
37 "PARCEL 2I", also being said westerly right-of-way line, also being parallel with and
38 50.00 feet west of the east line of said Southwest Quarter of Section 15, a distance of
39 100.01 feet to the **Point of Beginning**;

40 Thence departing said east line the following fifteen (15) courses:

41 [continued on the next page]
42

- 1) North 89°55'53" West a distance of 3.00 feet;
- 2) North 00°44'35" West a distance of 189.48 feet to a point of tangency;
- 3) 143.30 feet along the arc of a curve to the left, having a radius of 1432.00 feet, through a central angle of 5°44'01", to a point of tangency;
- 4) North 06°28'36" West a distance of 110.00 feet to a point of tangency;
- 5) 51.88 feet along the arc of a curve to the right, having a radius of 3367.50 feet, through a central angle of 0°52'58", to a point of non-tangency;
- 6) South 89°41'57" West a distance of 2.15 feet;
- 7) North 05°32'41" West a distance of 8.11 feet;
- 8) North 45°18'03" West a distance of 33.72 feet;
- 9) South 89°41'57" West a distance of 72.30 feet;
- 10) North 00°18'03" West a distance of 90.00 feet;
- 11) North 89°41'57" East a distance of 64.85 feet;
- 12) North 44°41'57" East a distance of 33.99 feet to a point of non-tangency;
- 13) 57.13 feet along the arc of a curve to the right, having a radius of 3367.50 feet, through a central angle of 0°58'20", whence the initial radial bears North 86°49'22" East, to a point of tangency;
- 14) North 02°12'19" West a distance of 112.07 feet;
- 15) North 89°53'44" East a distance of 39.77 feet to said westerly right-of-way line also being the east line of said parcel of land described as "PARCEL 2A", also being parallel with and 50.00 feet west of said east line of the Southwest Quarter of Section 15;

Thence South 00°44'35" East along said westerly right-of-way line a distance of 808.41 feet to the **Point of Beginning**;

and

Parcel 3 (PE-121A)

A permanent easement No. PE-121A of the City and County of Denver, State of Colorado, Project Number CE-93007, containing 2,366 square feet or 0.054 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, 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 east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the South Quarter Corner of said Section 15;

Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a distance of 949.13 feet;

[continued on the next page]

1 Thence departing said east line of the Southwest Quarter of Section 15 South
2 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land
3 described as "PARCEL 2A", also being the westerly right-of-way line of South
4 Broadway (width varies), also being the **Point of Beginning**;

5 Thence the following three (3) courses:

- 6 1) South 89°53'44" West a distance of 39.77 feet;
- 7 2) North 02°12'19" West a distance of 58.61 feet;
- 8 3) South 89°39'57" East a distance of 41.27 feet to said east line of a parcel of land
9 described as "PARCEL 2A", also being said westerly right-of-way line;

10 Thence South 00°44'35" East along said east line of a parcel of land described as
11 "PARCEL 2A", also being said westerly right-of-way line, a distance of 58.26 feet to
12 the **Point of Beginning**;

13 and

14 **Parcel 4 (PE-121)**

15
16 A Permanent Easement No. RW-121 of the City and County of Denver, State of
17 Colorado, Project Number CE-93007, containing 4,341 square feet or 0.100 acre,
18 more or less, within a parcel of land described as "PARCEL 2A" by Deed at
19 Reception No. 2009115337, records of the City and County of Denver, State of
20 Colorado, also being a part of Edgerton Place, recorded in Engineering Book 19 at
21 Page 37, record of the City and County of Denver, State of Colorado, in the
22 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth
23 Principal Meridian, City and County of Denver, Colorado, said parcel being more
24 particularly described as follows:

25 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
26 monumented by a stone with a notch in a range box at the north end and
27 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
28 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

29 **Commencing** at the South Quarter Corner of said Section 15;

30 Thence North 00°44'35" West along said east line of the Southwest Quarter of
31 Section 15 a distance of 1007.39 feet;

32 Thence departing said east line of the Southwest Quarter of Section 15 South
33 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land
34 described as "PARCEL 2A", also being the westerly right-of-way line of South
35 Broadway (width varies), also being the **Point of Beginning**;

36 Thence the following three (3) courses:

- 37 1) North 89°39'57" West a distance of 41.27 feet;
- 38 2) North 02°12'19" West a distance of 101.96 feet;
- 39 3) South 89°59'56" East a distance of 43.86 feet to said east line of a parcel of
40 land described as "PARCEL 2A", also being said westerly right-of-way line;

41 [continued on the next page]

1 Thence South 00°44'35" East along said east line of a parcel of land described as
2 "PARCEL 2A", also being said westerly right-of-way line, a distance of 102.13 feet to
3 the **Point of Beginning**;

4 and

5 **Parcel 5 (PE-121E)**
6

7 A permanent easement No. PE-121E of the City and County of Denver, State of
8 Colorado, Project Number CE-93007, containing a total of 4,561 square feet or 0.105
9 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at
10 Reception No. 2009115337, records of the City and County of Denver, State of
11 Colorado, also being a part of Edgerton Place and First Addition to Edgerton Place,
12 both in Engineering Book 19 at Page 37, records of the City and County of Denver,
13 State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range
14 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said
15 parcel being more particularly described as follows:

16 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
17 monumented by a stone with a notch in a range box at the north end and
18 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
19 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

20 **Commencing** at the South Quarter Corner of said Section 15;

21 Thence North 00°44'35" West along said east line of the Southwest Quarter of
22 Section 15 a distance of 1109.52 feet;

23 Thence departing said east line of the Southwest Quarter of Section 15 South
24 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land
25 described as "PARCEL 2A", also being the westerly right-of-way line of South
26 Broadway (width varies), also being the **Point of Beginning**;

27 Thence the following four (4) courses:

- 28 1) North 89°59'56" West a distance of 43.86 feet;
- 29 2) North 02°12'19" West a distance of 44.70 feet;
- 30 3) North 00°44'35" West a distance of 30.71 feet;
- 31 4) North 89°47'18" East a distance of 45.00 feet to said east line of a parcel of
32 land described as "PARCEL 2A", also being said westerly right-of-way line,
33 also being a point called "A";

34 Thence South 00°44'35" East along said east line of a parcel of land described as
35 "PARCEL 2A", also being said westerly right-of-way line, a distance of 75.55 feet to
36 the **Point of Beginning**;

37 and

38 **Parcel 6 (PE-121F)**
39

40 A permanent easement No. PE-121F of the City and County of Denver, State of
41 Colorado, Project Number CE-93007, containing 2,478 square feet or 0.057 acre,

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1 more or less, within a parcel of land described as "PARCEL 2A" by Deed at
2 Reception No. 2009115337, records of the City and County of Denver, State of
3 Colorado, also being a part of Edgerton Place recorded in Engineering Book 19 at
4 Page 37, records of the City and County of Denver, State of Colorado, in the
5 Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth
6 Principal Meridian, City and County of Denver, Colorado, said parcel being more
7 particularly described as follows:

8 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
9 monumented by a stone with a notch in a range box at the north end and
10 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
11 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

12 **Commencing** at the South Quarter Corner of said Section 15;

13 Thence North 00°44'35" West along said east line of the Southwest Quarter of
14 Section 15 a distance of 1185.06 feet;

15 Thence departing said east line of the Southwest Quarter of Section 15 South
16 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land
17 described as "PARCEL 2A", also being the westerly right-of-way line of South
18 Broadway (width varies), also being the **Point of Beginning**;

19 Thence the following three (3) courses:

- 20 1) South 89°47'18" West a distance of 45.00 feet;
- 21 2) North 00°44'35" West a distance of 55.18 feet;
- 22 3) South 89°56'07" East a distance of 45.00 feet to said east line of a parcel of
23 land described as "PARCEL 2A", also being said westerly right-of-way line;

24 Thence South 00°44'35" East along said east line of a parcel of land described as
25 "PARCEL 2A", also being said westerly right-of-way line, a distance of 54.96 feet to
26 the **Point of Beginning**;

27 and

28 **Parcel 7 (PE-121G)**

29
30 A permanent easement No. PE-121G of the City and County of Denver, State of
31 Colorado, Project Number CE-93007, containing 2,614 square feet or 0.060 acre,
32 more or less, within a parcel of land described as "PARCEL 2A" by Deed at
33 Reception No. 2009115337, records of the City and County of Denver, State of
34 Colorado, also being a part of Edgerton Place and First Addition to Edgerton Place
35 both recorded in Engineering Book 19 at Page 37, records of the City and County of
36 Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4
37 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver,
38 Colorado, said parcel being more particularly described as follows:

39 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
40 monumented by a stone with a notch in a range box at the north end and
41 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
42 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

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1 **Commencing** at the South Quarter Corner of said Section 15;
2 Thence North 00°44'35" West along said east line of the Southwest Quarter of
3 Section 15 a distance of 1240.03 feet;

4 Thence departing said east line of the Southwest Quarter of Section 15 South
5 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land
6 described as "PARCEL 2A", also being the westerly right-of-way line of South
7 Broadway (width varies), also being the **Point of Beginning**;

8 Thence the following three (3) courses:

- 9 1) North 89°56'07" West a distance of 45.00 feet;
- 10 2) North 00°44'35" West a distance of 58.09 feet;
- 11 3) South 89°56'07" East a distance of 45.00 feet to said east line of a parcel of
12 land described as "PARCEL 2A", also being said westerly right-of-way line;

13 Thence South 00°44'35" East along said east line of a parcel of land described as
14 "PARCEL 2A", also being said westerly right-of-way line, a distance of 58.09 feet to
15 the **Point of Beginning**;

16 and

17 **Parcel 8 (PE-121B)**

18
19 A permanent easement No. PE-121B of the City and County of Denver, State of
20 Colorado, Project Number CE-93007, containing a total of 4,561 square feet or 0.105
21 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at
22 Reception No. 2009115337, records of the City and County of Denver, State of
23 Colorado, also being a part of Edgerton Place and First Addition to Edgerton Place,
24 both in Engineering Book 19 at Page 37, records of the City and County of Denver,
25 State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range
26 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said
27 parcel being more particularly described as follows:

28 **Bearings** are based upon the east line of said Southwest Quarter of Section 15, as
29 monumented by a stone with a notch in a range box at the north end and
30 monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611,
31 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

32 **Commencing** at the point described as "A" in the SOUTH PARCEL described above;

33 Thence North 00°44'35" West along said east line of a parcel of land described as
34 "PARCEL 2A", also being said westerly right-of-way line, a distance of 113.05 feet to
35 the **Point of Beginning**;

36 Thence departing said east line of a parcel of land described as "PARCEL 2A", also
37 being said westerly right-of-way line, North 89°56'07" West a distance of 45.00 feet;

38 Thence North 00°44'35" West a distance of 26.44 feet to the north line of said parcel
39 of land described as "PARCEL 2A", also being the southerly right-of-way line for
40 Kentucky Avenue (15.00 feet wide);

41 [continued on the next page]

1 Thence South 89°58'26" East along said north line, also being said southerly right-of-
2 way line, a distance of 45.00 feet to said east line of a parcel of land described as
3 "PARCEL 2A", also being said westerly right-of-way line;

4 Thence South 00°44'35" East along said east line of a parcel of land described as
5 "PARCEL 2A", also being said westerly right-of-way line, a distance of 26.47 feet to
6 the **Point of Beginning**;

7
8 be and the same is hereby approved and said real property is hereby laid out and established and
9 declared laid out, opened and established as South Broadway.

10 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
11 as South Broadway.

12 COMMITTEE APPROVAL DATE: April 23, 2015 by consent

13 MAYOR-COUNCIL DATE: April 28, 2015

14 PASSED BY THE COUNCIL: _____, 2015

15 _____ - PRESIDENT

16 ATTEST: _____ - CLERK AND RECORDER,
17 EX-OFFICIO CLERK OF THE
18 CITY AND COUNTY OF DENVER

19 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: April 30, 2015

20 Pursuant to Section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
21 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
22 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
23 3.2.6 of the Charter.

24 D. Scott Martinez, Denver City Attorney

25
26 BY: _____, Assistant City Attorney DATE: _____, 2015