



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

TO: Melinda Olivarez, City Attorney's Office

FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: July 26, 2010

ROW #: 2010-0308-01 **SCHEDULE #:** Parcel #1 0425100070000
Parcel #2 0436400014000
Parcel #3 0436400012000

TITLE: This request is to dedicate existing City owned land as S. Sheridan Blvd. Located at the intersection of S. Sheridan Blvd. and W. Evans Ave., S. Sheridan Blvd. and W. Columbia Pl., and S. Sheridan Blvd. and W. Dartmouth Ave.

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. Sheridan 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 S. Sheridan Blvd.. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (#2010-0308-01) HERE.

A map of the area to be dedicated is attached.

RD/JL/bvs

cc: Asset Management, Steve Wirth
City Councilperson, Jeanne Faatz, District #2
City Council Aide, Dana Montano
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 Surveyor, John Lautenschlager
Public Works Survey-Paul Rogalla
Owner: City and County of Denver
Project file folder 2010-0308-01



ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by NOON on Wednesday.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: July 26, 2010

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. Title: (Include a one sentence description that clearly indicates the type of request – grant acceptance, contract execution, municipal code change, supplemental request, etc.)

This request is to dedicate existing City owned land as S. Sheridan Blvd. Located at the intersection of S. Sheridan Blvd. and W. Evans Ave., S. Sheridan Blvd. and W. Columbia Pl., and S. Sheridan Blvd. and W. Dartmouth Ave.

3. Requesting Agency: PW Right of Way Engineering Services

4. Contact Person: (with actual knowledge of proposed ordinance)

- Name: Beverly Van Slyke
- Phone: 720-865-3125
- Email: beverly.vanslyke@denvergov.org

5. Contact Person: (with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary)

- Name: Daelene Mix
- Phone: 720-865-8720
- Email: daelene.mix@denvergov.org

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 S. Sheridan Blvd.

Please include the following:

- a. Duration: N/A
- b. Location: S. Sheridan Blvd. and W. Evans Ave., S. Sheridan Blvd. and W. Columbia Pl., and S. Sheridan Blvd. and W. Dartmouth Ave.
- c. Affected Council District: #2, Jeanne Faatz
- d. Benefits: N/A
- e. Costs: N/A

7. Is there any controversy surrounding this ordinance? (groups or individuals who may have concerns about it?) Please explain.

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date: _____

Ordinance Request Number: _____

Date: _____

S. Sheridan Blvd. Parcel 1



Map generated by City of Denver. The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including but not limited to, the fitness for a particular use. This is not a legal document.

- Dedicating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Block Numbers
- Lot/Blocks (Base Map)
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

That part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, T.4S., R.69W. of the 6th P.M., described as follows:

Beginning at a point that is 1,177.3 feet south of and 60 feet west of the northeast corner of Section 25, T.4S., R.69W. of the 6th P.M., said point being the intersection of the west line of South Sheridan Boulevard and the north line of West Evans Avenue;
thence northerly along the west line of South Sheridan Boulevard a distance of 125 feet;
thence westerly on an angle to the left of 90° 00' 00", a distance of 2 feet;
thence southerly and parallel with the west line of South Sheridan Boulevard to a point that is 10 feet north of the north line of West Evans Avenue;
thence southwesterly to a point on the said north line that is 10 feet west of the west line of South Sheridan Boulevard;
thence easterly on the said north line of West Evans Avenue to the point of beginning.

HARREL 1

EXHIBIT "A"
SOUTH SHERIDAN BLVD.

A parcel of land located in the Northeast 1/4 of Section 25, Township 4 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 1

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 24th of May 1977 in Book 1444 Page 598 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

That part of the NE1/4 of the NE1/4 of Section 25, T.4S., R.69W. of the 6th P.M., described as follows:

Beginning at a point that is 1,117.3 feet south of and 50 feet west of the northeast corner of Section 25, T.4S., R.69W., of the 6th P.M., said point being the intersection of the west line of South Sheridan Boulevard and the north line of West Evans Avenue: thence northerly along the west line of South Sheridan Boulevard a distance of 125 feet; thence westerly on a angle to the left of 90° 00' 00", a distance of 2 feet; thence southerly and parallel with the west line of South Sheridan Boulevard to a point that is 10 feet north of the north line of West Evans Avenue; thence southwesterly to a point on the said north line that is 10 feet west of the west line of South Sheridan Boulevard; thence easterly on the said north line of West Evans Avenue to the point of beginning.

Two parcel's of land located in the Southeast 1/4 of Section 36, Township 4 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado. Conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 21st of April 1980 in Book 2143 Page 613 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

Parcel 2 (Described as Parcel No. 1 on the deed)

That part of Block 42, Bear Valley Subdivision, described as follows: Beginning at the southwest corner of West Columbia Place and South Sheridan Boulevard, said corner also being the northeast corner of said block 42; thence southerly along the west line of said South Sheridan Boulevard a distance of 210 feet; thence westerly along a line 5 feet northerly of and parallel with the north line of vacated West Colgate Drive a distance of 30 feet; thence northeasterly along a curve, concave to the northwest, having a radius of 20 feet, a central angle of 90° 00' 00", an arc distance of 31.42 feet; thence northerly along a line 10 feet westerly of and parallel with said west line of South Sheridan Boulevard a distance of 178 feet to a point; thence on an angle to the left of 45° 00' 00", a distance of 16.97 feet to a point on the south line of said West Columbine Place; thence easterly along said south line a distance of 22 feet, more or less to the point of beginning.

Parcel 3 (Described as Parcel No. 2 on the deed)

That part of Lot 2 Block 43, Bear Valley Subdivision, described as follows: Beginning at a point on the west line of South Sheridan Boulevard 5 feet southerly from the southwest corner of vacated West Colgate Drive and said South Sheridan Boulevard, said corner also being the northeast corner of said Lot 2; thence southerly along said west line a distance of 148 feet; thence westerly and parallel with the south line of said vacated West Colgate Drive a distance of 10 feet; thence northerly and parallel with said west line a distance of

123 feet to a point of curve; thence northwesterly on a curve, concave to the southwest, having a radius of 25 feet, a central angle of $90^{\circ} 00' 00''$, an arc distance of 39.27 feet to a point 35 feet west of and 5 feet south of said southwest corner of vacated West Colgate Drive and South Sheridan Boulevard; thence easterly and parallel with the south line of said vacated West Colgate Drive a distance of 35 feet, more or less, to the point of beginning.

1
2
3

Recorded at _____ of _____ M.
Description No. _____

Record No. 98785

THIS DEED, Made this 20TH day of May
19 77, between POP 'N' TACO DRIVE UP, A California
Corporation

duly organized and existing under and by virtue of the laws
of the State of California, of the first part, and
CITY AND COUNTY OF DENVER, Rm 302, 1445 Cleveland Pl.
Denver, CO 80202

a corporation duly organized and existing under and by virtue of the laws
of the State of Colorado, of the second part,

WITNESS, That the said party of the first part, for and in consideration of the sum of

GOOD AND VALUABLE CONSIDERATION

000.00 A = 1
RECORDED

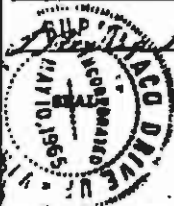
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, hath received, released, sold, conveyed and QUIT CLAIMED, and by these presents hath
relinquished, released, sold, conveyed and QUIT CLAIM into the said party of the second part, its successors and assigns
forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the
following described property situate, lying and being in the City and County of Denver
and State of Colorado, to wit:

SEE ATTACHED EXHIBIT "A" WHICH IS HEREBY
A PART OF THIS DEED

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto
belonging, or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the
second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto
subscribed by its President, and its corporate seal to be hereunto affixed, attested by its
Secretary, the day and year first above written.

Attest: POP 'N' TACO DRIVE UP
By _____ President



STATE OF CALIFORNIA

County of Los Angeles

The foregoing instrument was acknowledged before me this 20th day of May

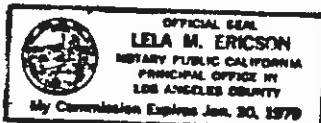
1977 by - Russell C. Wendell - as President and

-Minnie M. Wendell - as Secretary of

POP 'N' TACO DRIVE UP, A California
Corporation

My commission expires Jan. 30, 1979
Witness my hand and official seal.

Lela M. Ericson
Lela M. Ericson Notary Public



No. 111. QUIT CLAIM DEEDS.—Corporation to Corporation.

INDEXED W 6-17-77

1444 598

PLATED 5/11/8

ST. L.O.U.
SA SHREVEAN
BLVD.

#63

APPROVED FOR RECORDING
LAND OFFICE

As to Form

PARCEL 1

S. Sheridan Blvd. Parcel 2



- Street Centerline
- Dedicating Ordinances
- Denver County (Boundary)
- Parcels
- Block Numbers
- Lots/Blocks (Base Map)
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Parcel No. 1

That part of Block 42, Bear Valley Subdivision, described as follows:
 Beginning at the southwest corner of West Columbia Place and South Sheridan Boulevard, said corner also being the northeast corner of said Block 42;
 thence southerly along the west line of said South Sheridan Boulevard a distance of 210 feet;
 thence westerly along a line 5 feet northerly of and parallel with the north line of vacated West Colgate Drive a distance of 30 feet;
 thence northeasterly along a curve, concave to the northwest, having a radius of 20 feet, a central angle of 90° 00' 00", an arc distance of 31.42 feet;
 thence northerly along a line 10 feet westerly of and parallel with said west line of South Sheridan Boulevard a distance of 178 feet to a point;
 thence on an angle to the left of 45° 00' 00", a distance of 16.97 feet to a point on the south line of said West Columbia Place;
 thence easterly along said south line a distance of 22 feet, more or less, to the point of beginning.
 Containing 2,257.8 square feet, more or less.

PARCEL 1

Parcel No. 2

That part of Lot 2, Block 43, Bear Valley Subdivision, described as follows:
 Beginning at a point on the west line of South Sheridan Boulevard 5 feet southerly from the southwest corner of vacated West Colgate Drive and said South Sheridan Boulevard, said corner also being the northeast corner of said Lot 2;
 thence southerly along said west line a distance of 148 feet;
 thence westerly and parallel with the south line of said vacated West Colgate Drive a distance of 10 feet;
 thence northerly and parallel with said west line a distance of 123 feet to a point of curve;
 thence northwesterly on a curve, concave to the southwest, having a radius of 25 feet, a central angle of 90° 00' 00", an arc distance of 39.27 feet to a point 35 feet west of and 5 feet south of said southwest corner of vacated West Colgate Drive and South Sheridan Boulevard;
 thence easterly and parallel with the south line of said vacated West Colgate Drive a distance of 35 feet, more or less, to the point of beginning.

R.O.W
SO. SHERRARD'S BLVD.

APPROVED FOR RECORDING
LAND OFFICE

AS TO FEE

THIS DEED, Made this 18th day of April
19 80, between VERNON J. DUKE, ANNIE E. DUKE, RICHARD H.
DUKE, INEZ M. DUKE, T. ROBERT PHELPS, MILDRED PHELPS, and
THE ESTATE OF CRESSIE D. DUKE

Recorded **FIN**
COUNTY OF DENVER
DENVER
000.00
2143 613

of the _____ county of _____ and State of
Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437
Bannock St., Denver, CO 80202, a municipal corporation

organized and existing under and by virtue of the laws of the State of
Colorado _____ of the second part:

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of
GOOD AND VALUABLE CONSIDERATION

to the said part _____ of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its
successors and assigns forever, all right, title, interest, claim and demand which the said part ies of the
first part have in and to the following described real property.
situate, lying and being in the City and County of Denver _____ and State of Colorado, to wit:

For legal description, see attached Exhibit "A" which by reference is
hereby made a part of this deed.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges therunto
belonging or in anywise therunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said parties _____ of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands
and seal _____ the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Vernon J. Duke, by Richard H. Duke
his attorney in fact (SEAL)
VERNON J. DUKE
Annie E. Duke, by Richard H. Duke
her attorney in fact (SEAL)
ANNIE E. DUKE
Richard H. Duke (SEAL)
RICHARD H. DUKE
Inez M. Duke (SEAL)
INEZ M. DUKE

Signed, Sealed and Delivered in the Presence of

T. Robert Phelps (SEAL)
T. ROBERT PHELPS
Mildred Phelps (SEAL)
MILDRED PHELPS
Estate of Cressie D. Duke (SEAL)
BY Richard H. Duke (SEAL)
Personal representative

STATE OF Colorado
City _____ County of _____

The foregoing instrument was acknowledged before me this 18th day of April
19 80, by Richard H. Duke, att. in fact
for Vernon J. Duke
My commission expires June 6, 1982 . 19 . Witness my hand and official seal.

STATE OF Colorado
City and County of _____

The foregoing instrument was acknowledged before me this 18th day of April
19 80, by Annie E. Duke
Richard H. Duke, att. in fact
My commission expires June 6, 1982 . 19 . Witness my hand and official seal.

INDEXED 6-13-80
PLATTED SU 113

2143 613

PARCEL 2

STATE OF Colorado
City & County of Denver

The foregoing instrument was acknowledged before me this 15th day of April 1980, by Richard H. Duke.

My commission expires My Commission expires June 6, 1982 . 19 . Witness my hand and official seal.

John Jackson
Notary Public

STATE OF Colorado
City & County of Denver

The foregoing instrument was acknowledged before me this day of April 1980, by Inez M. Duke

My commission expires My Commission expires June 6, 1982 . 19 . Witness my hand and official seal.

John Jackson
Notary Public

STATE OF Washington
County of Jefferson

The foregoing instrument was acknowledged before me this 11th day of April 1980, by T. Robert Phelps

My commission expires January 10, 1984 . Witness my hand and official seal.

John Jackson
Notary Public

STATE OF Washington
County of Jefferson

The foregoing instrument was acknowledged before me this day of April 1980, by Mildred Phelps

My commission expires January 10, 1984 . Witness my hand and official seal.

John Jackson
Notary Public

STATE OF Colorado
City and County of Denver

The foregoing instrument was acknowledged before me this 15th day of April 1980, by *Richard H. Duke* as Personal Representative of the Estate of *Carrie W. Duke*

My commission expires My Commission expires June 6, 1982 . 19 . Witness my hand and official seal.

John Jackson
Notary Public

PARCEL 2

W19 8712

*If by natural person or persons here insert name or names. If by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it—Secretary No. 522—UNITED STATES GOVERNMENT—

S. Sheridan Blvd. Parcel 3



Map generated 8/8/2016 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. 1991

- Street Centerline
- Denver County (Boundary)
- Parcels
- 2006 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Parcel No. 1

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 thence on an angle to the left of 45° 00' 00", a distance of 16.97 feet to a point on the south line of said West Columbia Place;
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 Containing 2,257.8 square feet, more or less.

Parcel No. 2

That part of Lot 2, Block 43, Bear Valley Subdivision, described as follows:
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 thence southerly along said west line a distance of 148 feet;
 thence westerly and parallel with the south line of said vacated West Colgate Drive a distance of 10 feet;
 thence northerly and parallel with said west line a distance of 123 feet to a point of curve;
 thence northwesterly on a curve, concave to the southwest, having a radius of 25 feet, a central angle of 90° 00' 00", an arc distance of 39.27 feet to a point 35 feet west of and 5 feet south of said southwest corner of vacated West Colgate Drive and South Sheridan Boulevard;
 thence easterly and parallel with the south line of said vacated West Colgate Drive a distance of 35 feet, more or less, to the point of beginning.

PAGE 3

Recorded at _____ o'clock 007749

APR 21 - AM 10:52

Reception No. _____

RECORDS FINI
COUNTY CLERK
DENVER

000.00

2143 613

THIS DEED, Made this 18th day of April
1980, between VERNON J. DUKE, ANNIE E. DUKE, RICHARD H.
DUKE, INEZ M. DUKE, T. ROBERT PHELPS, MILDRED PHELPS, and
THE ESTATE OF CRESSIE D. DUKE

of the _____ county of _____ and State of
Colorado, of the first part, and CITY AND COUNTY OF DENVER, 1437
Bannock St., Denver, CO 80202, a municipal corporation
incorporation
organized and existing under and by virtue of the laws of the State of
Colorado _____ of the second part:

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of
GOOD AND VALUABLE CONSIDERATION _____

to the said part _____ of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, he ve remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its
successors and assigns forever, all right, title, interest, claim and demand which the said part ies of the
first part he ve in and to the following described real property.
situate, lying and being in the City and County of Denver _____ and State of Colorado, to wit:

For legal description, see attached Exhibit "A" which by reference is
hereby made a part of this deed.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto
belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said part ies of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part heve hereunto set their hands
and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Vernon J. Duke, by Richard H. Duke
his attorney in fact [SEAL]
VERNON J. DUKE

Annie E. Duke, by Richard H. Duke
her attorney in fact [SEAL]
ANNIE E. DUKE

Richard H. Duke [SEAL]
RICHARD H. DUKE

Inez M. Duke [SEAL]
INEZ M. DUKE

Signed, Sealed and Delivered in the Presence of

T. Robert Phelps [SEAL]
T. ROBERT PHELPS

Mildred Phelps [SEAL]
MILDRED PHELPS

Estate of Cressie D. Duke [SEAL]

BY Richard H. Duke [SEAL]
Personal representative

STATE OF Colorado
City + County of Denver

The foregoing instrument was acknowledged before me this 18th day of April
1980, by Richard H. Duke, and attorney in fact

My commission expires June 6, 1982 . 19 . Witness my hand and official seal.

STATE OF Colorado
City and County of Denver

The foregoing instrument was acknowledged before me this 18th day of April
1980, by Annie E. Duke

My commission expires June 6, 1982 . 19 . Witness my hand and official seal.

INDEXED 6-13-80

PLATTED SU 113

2143 613

R.O.W
SO. SACRAMENTO BLVD.

262

APPROVED FOR RECORDING
LAND OFFICE

[Handwritten signature]

PAYEE 2

STATE OF Colorado
City of Denver County of Denver

The foregoing instrument was acknowledged before me this 15th day of April 1980 by Richard H. Duke,

My commission expires My Commission expires June 6, 1982. 19. Witness my hand and official seal.

Lee Ann [Signature]
Notary Public

STATE OF Colorado
City of Denver County of Denver

The foregoing instrument was acknowledged before me this day of April 1980 by Inez M. Duke

My commission expires My Commission expires June 6, 1982. 19. Witness my hand and official seal.

Lee Ann [Signature]
Notary Public

STATE OF Washington
County of Jefferson

The foregoing instrument was acknowledged before me this 11th day of April 1980 by T. Robert Phelps

My commission expires January 10, 1984. Witness my hand and official seal.

John Jackson [Signature]
Notary Public

STATE OF Washington
County of Jefferson

The foregoing instrument was acknowledged before me this day of April 1980 by Mildred Phelps

My commission expires January 10, 1984. Witness my hand and official seal.

John Jackson [Signature]
Notary Public

STATE OF Colorado
City and County of Denver

The foregoing instrument was acknowledged before me this 18th day of April 1980 by *Richard H. Duke* as Personal Representative of the Estate of *Carrie M. Duke*

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Lee Ann [Signature]
Notary Public

*If by natural person or persons here insert name or names. If by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it—Statutory No. 322. NOT CLIMBING TO CORPORATION -

PHILIPSON 5
2143 614