

1 **BY AUTHORITY**

2 RESOLUTION NO. CR19-1355
3 SERIES OF 2020

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 West Exposition Avenue near the intersection of South Broadway and**
7 **East Exposition Avenue.**

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

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

14 **Section 1.** That the action of the Executive Director of Public Works in laying out, opening
15 and establishing as part of the system of thoroughfares of the municipality the following described
16 portions of real property situate, lying and being in the City and County of Denver, State of Colorado,
17 to wit:

18 **PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000128-001:**

19 The parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this
20 9th day of August 2019, at Reception No. 2019105745 in the City and County of Denver Clerk and
21 Recorder’s Office, State of Colorado, therein as:

22 **LAND DESCRIPTION – STREET PARCEL #1**

23 The parcel No. 173-A of the City and County of Denver, State of Colorado, Project Number 1-16006,
24 containing 5,434 square feet or 0.125 acres, more or less, within Parcel B1 (International Collection
25 III) as described in Exhibit “A” of the Warranty Deed at Reception Number 2004209816 in the records
26 of the Office of the Clerk and Recorder of the City and County of Denver, located in the Southeast
27 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 4 South, Range 68 West of
28 the 6th Principal Meridian, City and County of Denver, being more particularly described as follows:

29 **BASIS OF BEARINGS:** All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping
30 Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of
31 Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of
32 said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly
33 point of said line is a recovered and accepted 3-1/4 inch brass cap stamped “GRIENER ENG, 1/4,
34 15/22, LS 19611, 1986” in a range box. The Basis of Bearings between said points is South 00° 44’
35 35” East a distance of 2,647.75 feet.

1 **COMMENCING** at the Northern point of the Basis of Bearings;
2 **THENCE** along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a distance
3 of 251.90 feet to the Southwest corner of that parcel of land described as Parcel "A" in the Bargain
4 and Sale Deed at Reception Number 2019059054 in the records of said county, and the **POINT OF**
5 **BEGINNING**;
6 **THENCE** along the South line of said Parcel B1 South 89° 59' 00" West a distance of 286.00 feet;
7 **THENCE** departing the South line of said Parcel B1 North 00° 00' 46" East a distance of 19.00 feet;
8 **THENCE** North 89° 59' 00" East a distance of 286.02 feet to a point on the West line of said Parcel
9 A;
10 **THENCE** along the West line of said Parcel A South 00° 04' 21" West a distance of 19.00 feet; to
11 the
12 **POINT OF BEGINNING.**

13 The area described contains 5,434 square feet, or 0.125 acres, more or less
14 and

15
16 **PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000128-002:**

17 A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this
18 9th day of August 2019, at Reception No. 2019105744 in the City and County of Denver Clerk and
19 Recorder's Office, State of Colorado, therein as:

20 Land Description - Street Parcel #2

21 The parcel No. 139-A of the City and County of Denver, State of Colorado, Project Number 1-16006,
22 containing 4,386 square feet or 0.101 acres, more or less, within Parcel A as described in the Bargain
23 and Sale Deed at Reception Number 2019059054 in the records of the Office of the Clerk and
24 Recorder of the City and County of Denver, located in the Southeast 1/4 of the Southeast 1/4 of the
25 Northwest 1/4 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City
26 and County of Denver, being more particularly described as follows:
27

28 **BASIS OF BEARINGS:** All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping
29 Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of
30 Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of
31 said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly
32 point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4,
33 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44'
34 35" East a distance of 2,647.75 feet.
35

36 **COMMENCING** at the Northern point of the Basis of Bearings;
37
38 **THENCE** along the South line of said Northwest 1/4 of Section 15 South 89° 59' 00" West a
39 distance of 50.00 feet to the Southeast corner of said Parcel A, also being a point on the Westerly
40 Right-of-Way line of South Broadway, and the **POINT OF BEGINNING**;

1 **THENCE** along the South line of said Parcel A South 89° 59' 00" West a distance of 201.90 feet to
2 the Southwest corner of said Parcel A;
3
4 **THENCE** along the West line of said Parcel A North 00° 04' 21" East a distance of 19.00 feet;
5
6 **THENCE** departing said West line North 89° 59' 00" East a distance of 81.80 feet;
7
8 **THENCE** North 86° 10' 39" East a distance of 108.66 feet;
9
10 **THENCE** North 34° 13' 01" East a distance of 18.71 feet to a point on the East line of said Parcel A,
11 also being the Westerly Right-of-Way line of South Broadway;
12
13 **THENCE** along the East line of said Parcel A also being the Westerly Right-of-Way line of South
14 Broadway South 01° 33' 48" East a distance of 41.69 feet to the **POINT OF BEGINNING**.
15
16 The area described contains 4,386 square feet, or 0.101 acres, more or less.
17
18 and

19 **PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000128-003:**

20 A parcel of land conveyed by Quit Claim Deed to the City and County of Denver, recorded on this
21 9th day of August 2019, at Reception No. 2019105743 in the City and County of Denver Clerk and
22 Recorder's Office, State of Colorado, therein as:

23 **LAND DESCRIPTION – STREET PARCEL #3**

24 The parcel No. 138-A of the City and County of Denver, State of Colorado, Project Number 1-16006,
25 containing 27,629 square feet or 0.634 acres, more or less, within Parcel C1 as described in Exhibit
26 "A" of the Warranty Deed at Reception Number 2004209815 in the records of the Office of the Clerk
27 and Recorder of the City and County of Denver, located in the Northeast 1/4 of the Southwest 1/4
28 of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of
29 Denver, being more particularly described as follows:

30 **BASIS OF BEARINGS:** All Bearings are grid bearings of the S.E. Corridor I-25/I-225 Mapping
31 Projection Coordinate System. Bearings are based upon the East line of the Southwest 1/4 of
32 Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian. The Northerly point of
33 said line is a recovered and accepted stone with notch 1-foot deep in a range box. The Southerly
34 point of said line is a recovered and accepted 3-1/4 inch brass cap stamped "GRIENER ENG, 1/4,
35 15/22, LS 19611, 1986" in a range box. The Basis of Bearings between said points is South 00° 44'
36 35" East a distance of 2,647.75 feet.

37 **COMMENCING** at the Northern point of the Basis of Bearings;

38 **THENCE** along the North line of said Southwest 1/4 of Section 15 South 89° 59' 00" West a
39 distance of 50.00 feet to the Northeast corner of said Parcel C1, also being a point on the
40 Westerly Right-of-Way line of South Broadway and the **POINT OF BEGINNING**;

41 **THENCE** South 00° 44' 35" East a distance of 71.65 feet along the East line of said Parcel C1, also
42 being the Westerly Right-of-Way line of South Broadway;

43 **THENCE** through the land of said Parcel C1 the following five (5) courses:

- 1 1. Departing said Right-of-Way line North 45° 22' 48" West a distance of 24.40 feet;
- 2 2. South 89° 59' 00" West a distance of 403.27 feet;
- 3 3. South 45° 02' 43" West a distance of 12.98 feet;
- 4 4. South 00° 06' 27" West a distance of 5.62 feet;
- 5 5. North 89° 53' 33" West a distance of 55.09 feet to a point on the Westerly line of said
- 6 Parcel C1;

7 **THENCE** along the Westerly line of said Parcel C1 North 29° 54' 48" West a distance of 7.14 feet;

8 **THENCE** departing said Westerly line North 00° 06' 27" East a distance of 62.97 feet to a point on
9 the North line of said Parcel C1, also being the North line of said Southwest ¼ of Section 15;

10 **THENCE** along the North line of said Parcel C1, also being the North line of said Southwest ¼ of
11 Section 15, North 89° 59' 00" East a distance 487.43 feet to the POINT OF BEGINNING.

12 The area described contains 27,629 square feet, or 0.634 acres, more or less.

13
14 be and the same is hereby approved and said real property is hereby laid out and established and
15 declared laid out, opened and established as West Exposition Avenue.

16 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
17 as West Exposition Avenue.

18 COMMITTEE APPROVAL DATE: December 17, 2019 by Consent

19 MAYOR-COUNCIL DATE: December 24, 2019 by Consent

20 PASSED BY THE COUNCIL: _____

21 _____ - PRESIDENT

22 ATTEST: _____ - CLERK AND RECORDER,
23 EX-OFFICIO CLERK OF THE
24 CITY AND COUNTY OF DENVER

25 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: December 26, 2019

26 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of
27 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
28 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
29 3.2.6 of the Charter.

30
31 Kristin M. Bronson, Denver City Attorney

32 BY: _____, Assistant City Attorney DATE: _____
33