



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

DATE: February 11, 2025

ROW #: 2025-DEDICATION- 0000021 **SCHEDULE #:** 1) 0518300101000,
2) adjacent to 0518300883000, 3) adjacent to 0518300879000, and 4) adjacent to 0518300879000

TITLE: This request is to dedicate four City-owned parcels of land as Public Right-of-Way as 1) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard, 2) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard, 3) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard, and 4) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard.

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 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, and 4) South Sheridan Boulevard.

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 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, and 4) South Sheridan Boulevard. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000021-001, 002, 003, 004) HERE.

A map of the area to be dedicated is attached.

GB/PR/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson Jamie Torres District 3
- Council Aide, Daisy Rocha Vasquez
- Council Aide, Angelina Gurule
- Council Aide, Ayn Tougaard Slavis
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager’s Office, Alba Castro
- DOTI, Director, Right-of-Way Services, Glen Blackburn
- Department of Law, Johna Varty
- Department of Law, Martin Plate
- Department of Law, Brad Beck
- Department of Law, Matthew Mulbarger
- Department of Law, Katherine Ehlers
- Department of Law, Mar’quasa Maes
- DOTI Survey, Paul Rogalla
- DOTI Ordinance
- Project file folder 2025-DEDICATION-0000021

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: February 11, 2025

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. **Title:** Dedicate four City-owned parcels of land as Public Right-of-Way as 1) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard, 2) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard, 3) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard, and 4) South Sheridan Boulevard, located near the intersection of West Kentucky Avenue and South Sheridan Boulevard.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Surveyor is requesting a remnant parcel dedication as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, and 4) South Sheridan Boulevard.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Jamie Torres, District #3

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000021

Description of Proposed Project: Surveyor is requesting a remnant parcel dedication as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, and 4) South Sheridan Boulevard.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, and 4) South Sheridan Boulevard.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

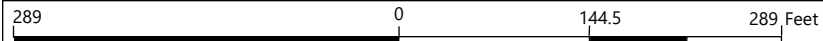
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, and 4) South Sheridan Boulevard.



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000021-001:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THE PARCEL CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS, CITY AND COUNTY OF DENVER BY TREASURER'S DEED RECORDED AUGUST 17, 1965 AT BOOK 9476, PAGE 213 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

WEST 30 FEET AND NORTH 30 FEET OF FOLLOWING DESCRIBED PARCEL:
THAT PART OF THE SOUTH ONE-HALF SOUTHWEST ONE-QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1013.1 FEET NORTH OF THE SOUTHWEST CORNER OF SOUTHWEST ¼ OF SAID SECTION 18,
THENCE EAST AT RIGHT ANGLES 327.51 FEET;
THENCE NORTH AT RIGHT ANGLES 306.9 FEET TO THE CENTER OF COUNTY ROAD,
THENCE WEST AT RIGHT ANGLES 327.51 FEET,
THENCE SOUTH 306.9 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 30 FEET AND EXCEPT THE NORTH 197.37 FEET OF THE WEST 30 FEET THEREOF.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000021-002:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO 2

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED SEPTEMBER 28, 1981 AT BOOK 2457, PAGE 678 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING 814.6 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SW ¼;
THENCE EAST 30 FEET;
THENCE NORTH 198.5 FEET;
THENCE WEST 30 FEET;
THENCE SOUTH 198.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000021-003:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO 3

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED JANUARY 16, 2003 AT RECEPTION NUMBERS 2003010038 AND

2003010039 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE EAST 10.00 FEET OF THE WEST 40.00 FEET OF THE NORTH 119.15 FEET OF THE SOUTH 814.6 FEET OF THE WEST 327.51 FEET OF SAID SOUTHWEST QUARTER, EXCEPT THE SOUTH 59.57 FEET THEREOF.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000021-004:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO 4

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED JANUARY 16, 2003 AT RECEPTION NUMBERS 2003010040 AND 2003010041 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE EAST 12.00 FEET OF THE WEST 42.00 FEET OF THE WEST 155 FEET OF THE NORTH 59.57 FEET OF THE SOUTH 755.02 FEET OF SAID SOUTHWEST QUARTER.

RD-17

(SINGLE PARCEL)

Know all Men by these Presents, That, whereas, the following described real property, viz.:

West 30 feet and North 30 feet of following described parcel: That part of the South One-Half Southwest One-Quarter Described as follows: Commencing at a point 1013.1 feet North of the Southwest corner of Southwest 1/4 of said Section 18, thence East at right angles 327.51 feet, thence North at right angles 306.9 feet to the center of County Road, thence West at right angles 327.51 feet, thence South 306.9 feet to the Point of Beginning, in Section 18, Township 4 South, Range 68 West.

situate in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 1954; and whereas, the taxes assessed upon said real property for the year aforesaid, remained due and unpaid at the date of the sale hereinafter named; and whereas, the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, did on the 9th day of November, A. D. 1955, by virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the 9th day of November, A. D. 1955, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the said real property above described, for the payment of the taxes, interest and costs then due and remaining unpaid on the said real property; and whereas, at the time and place aforesaid, of the City and County of and State of Colorado, having bid on the above described property, the sum of Dollars, and Cents, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said real property, for that year; and the said having offered in said bid to accept interest upon the said sum at the rate of per cent. per annum for the first six months and at the rate of per cent. per annum for the next six months, and at the rate of per cent. per annum for the second year, and at the rate of per cent. per annum for the third year, and the said rate of interest being the lowest rate of interest at which any person offered to pay the said taxes, interest and costs so due upon the said property for that year, and payment of the said sum having been made by to the said Manager of Revenue ex-officio Treasurer, the said property was stricken off to at that price.

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of the sale of property as aforesaid, and all rights, title and interest in said property to of the City and County of and State of

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of sale of property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of

AND, WHEREAS, At the sale so held as aforesaid by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for that year, and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the said City and County of Denver, and the certificate of sale was duly issued therefor to the said City and County of Denver in accordance with the statute in such case made and provided.

AND, WHEREAS, The said City and County of Denver, acting by and through its Manager of Revenue ex-officio Treasurer, and in conformity with an order of the Board of Equalization, sitting and acting as a Board of County Commissioners of the City and County of Denver, duly entered of record on the 18th day of August, A. D. 1959, did duly assign the certificate of sale of the said property, so issued as aforesaid to said City and County, and all its rights, title and interest in said property held by virtue of said sale to Department of Public Works, City and County of Denver of the City and County of Denver and State of Colorado for the sum of (\$60.93) Sixty and Ninety-Three Cents.

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of the sale of the said property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of the sale of the said property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of

AND, WHEREAS, The said Department of Public Works, City and County of Denver has paid subsequent taxes on said property in the amount of (\$47.39) Forty-Seven Dollars and Thirty-Nine Cents; and whereas, more than three years have elapsed since the date of the said sale, and the said property, or any part thereof, have not been redeemed therefrom as provided by law.

AND, WHEREAS, The said property was assessed for that year at a sum of more than one hundred dollars.

R.O.W. 5 Herndon Blvd.

Recorded at o'clock M.,

Reception No. Recorder.

THIS DEED, Made this day of September 19 81, between C-H-M DEVELOPMENT PROGRAM and MERRILL R. FIE & DORA O. FIE and BRUCE L. EVANS TRUSTEES

Recorder's Stamp

000.00 A 3

of the City and county of Denver 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 parties of the first part, for and in consideration of the sum of

GOOD AND VALUABLE CONSIDERATION to the said parties 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 parties 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:

That part of the south one-half (S 1/2) of the southwest one-quarter (SW 1/4) of Section 18, T.4S., R.68W., of the 6th P.M., described as follows:

Beginning 814.6 feet north of the southwest corner of said SW 1/4; thence east 30 feet; thence north 198.5 feet; thence west 30 feet; thence south 198.5 feet to a point of beginning.

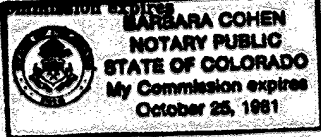
TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said parties of the first part, either in law or equity, to the only proper use,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

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

Signed, Sealed and Delivered in the Presence of C-H-M DEVELOPMENT PROGRAM [SEAL] MERRILL R. FIE, TRUSTEE [SEAL] DORA O. FIE, TRUSTEE [SEAL] BRUCE L. EVANS TRUSTEE [SEAL]

STATE OF COLORADO, City and County of Denver

The foregoing instrument was acknowledged before me this 12th day of September 19 81, by MERRILL R. FIE, DORA O. FIE and BRUCE L. EVANS, TRUSTEES of C-H-M DEVELOPMENT PROGRAM, 19 . Witness my hand and official seal.



Barbara Cohen Notary Public 2900 Lincoln Center Bldg. 1660 Lincoln Street Denver, Colorado 80264-2999

APPROVED FOR RECORDING LAND OFFICE

AS TO FORM

R.M.K.

092785

2457 678 DENVER COUNTY CLERK F.J. SERAFINI

1981 SEP 28 AM 10:31

*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 Acknowledgment, Section 1917. No. 522. QUIT CLAIM DEED TO CORPORATION.—



2003010038

Page: 1 of 3

01/16/2003 01:21P

D 8.00

City & County Of Denver HD R 8.00

2003010038 2003/01/16 13:21:30 1/ 3 WD 0.00 SUC
DENVER COUNTY CLERK AND RECORDER .00 .00 MGA

3

Asset Mgmt. # 08-002
Date: 1-16-03
Approved: [Signature]
Project Description: SHERIDAN
SIDEWALK PROJECT
Approved as to Form City Attorney's Office: [Signature]

WARRANTY DEED

THIS DEED, dated this 10th day of January 2003, between Sergej A. Djatschenko and Company whose legal address 1436 High Street, Denver, Colorado 80218, grantor, and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of THREE THOUSAND SIX HUNDRED AND 00/100 (\$3,600.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

TK-98, FOR LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 982 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number: 0518300042000 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Sergej A. Djatschenko and Company
By: [Signature]
Sergej S. Djatschenko, Jr., Partner

NOTARY PUBLIC
STATE OF COLORADO
RACHEL DAILEY
My Commission Expires 04-13-2004

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 10th day of January 2003, by Sergej S. Djatschenko Jr., as Partner of Sergej A. Djatschenko and Company

Witness my hand and official seal.

My commission expires: 4/13/2004

[Signature]
Notary Public



City & County Of Denver WD

R 0.00

2003010038

Page: 2 of 3

01/16/2003 01:21P

D 0.00

ROW No. 200104064

Project No. PZ22099-170

Revised: December 19, 2001

Parcel Description of
Right-of-Way Dedication
TK-98

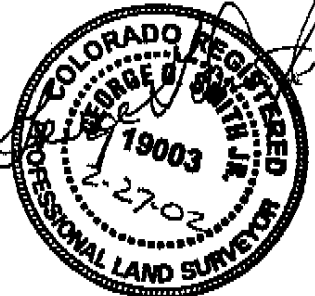
A parcel of land being a portion of a parcel of land described under Reception No. 890030790 and recorded on April 6, 1989 in the records of the City and County of Denver Clerk and Recorder's Office, being a part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

The westerly 10.00 feet of said parcel of land described under Reception No. 890030790.

Containing 596 square feet (0.02 acres) more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



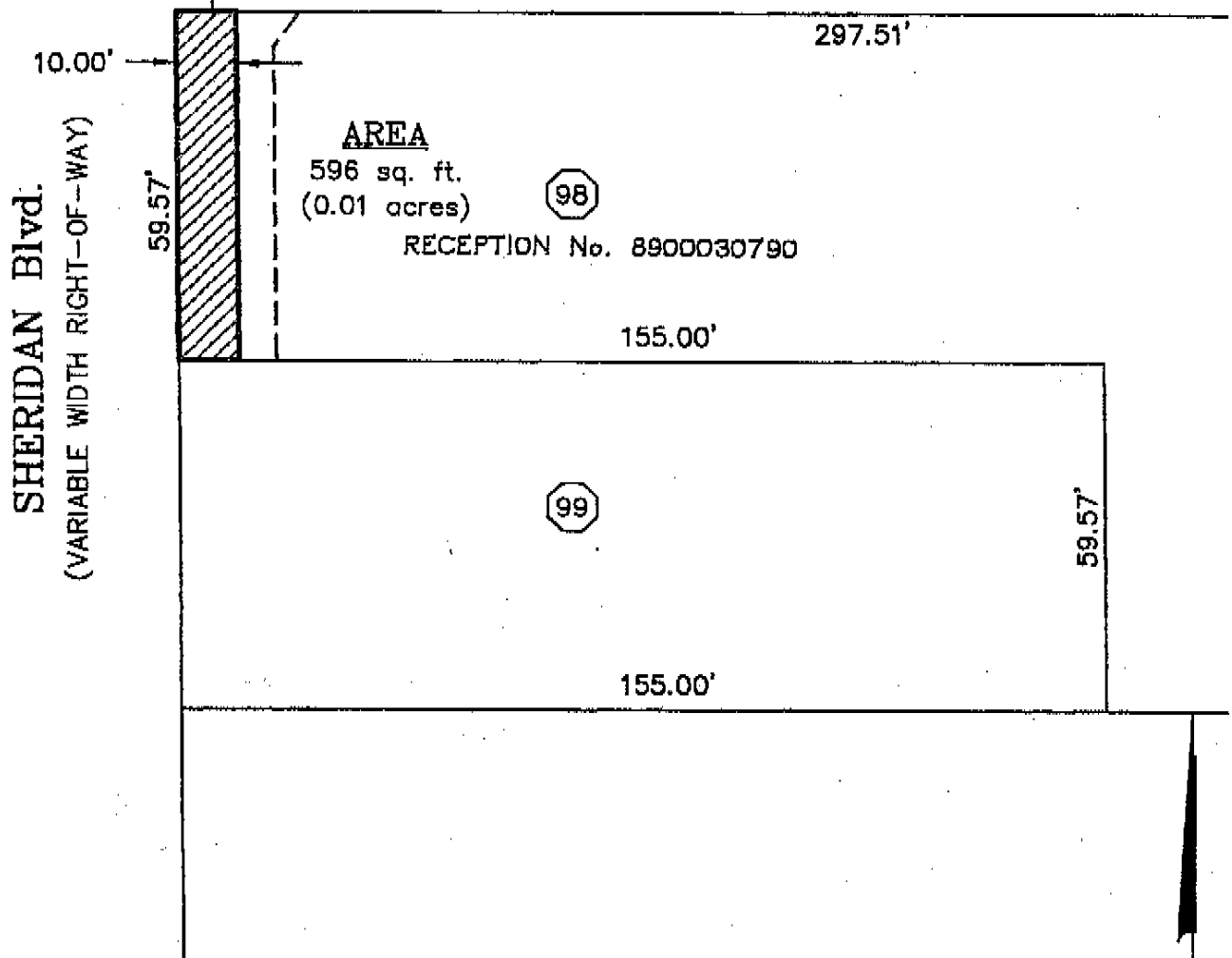
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PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION TK-98

PROJECT No. PZ 22099-170



2003010038
 Page: 3 of 3
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NOTE:
 THIS EXHIBIT DOES NOT REPRESENT
 A MONUMENTED LAND SURVEY. IT IS
 INTENDED TO DEPICT ONLY THE LEGAL
 DESCRIPTION ON SHEET 1 OF 3.



2	DATE DESIGNED BY CHECKED BY RMA NO. 17-000717	SHERIDAN BOULEVARD RIGHT-OF-WAY	CITY AND COUNTY OF DENVER	revisions: number: 12/16/03 rb	
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Asset Mgmt. # 03-003
Asset Management: Approved
Date: 1-16-03
Project Description: S. Sheridan
SHERIDAN PROJECT
Approved as to Form City Attorney's Office:
Date:

2003010039 2003/01/16 13:31:38 1/ 3 QCD 0.00 SUC
DENVER COUNTY CLERK AND RECORDER .00 .00 MGA

QUITCLAIM DEED

THIS DEED, made this 10th day of January 2003, between Sergej A. Djatschenko Trust whose legal address is 1436 High Street, Denver, CO 80218, grantor(s), and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

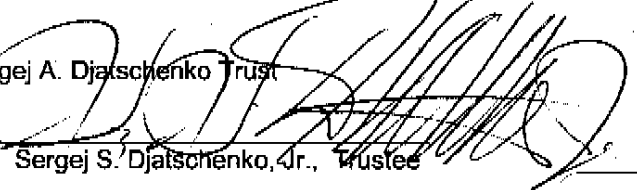
WITNESS, that the grantor(s), for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

TK-98, FOR LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 982 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number: 0518300042000 (part)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Sergej A. Djatschenko Trust
By 
Sergej S. Djatschenko, Jr., Trustee

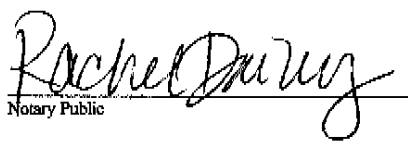


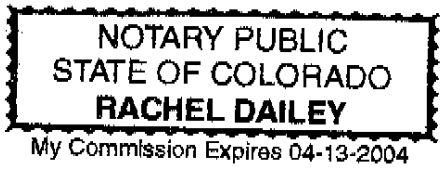
2003010039
Page: 1 of 3
01/16/2003 01:31P
D 0.00

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 10th day of January 2003 by Sergej S. Djatschenko, Jr., as Trustee of the Sergej A. Djatschenko Trust.

Witness my hand and official seal.
My commission expires: 4/13/2004


Notary Public





2003010039
Page: 2 of 3
01/16/2003 01:31P
D 0.00

ROW No. 200104064
Project No. PZ22099-170
Revised: December 19, 2001

**Parcel Description of
Right-of-Way Dedication
TK-98**

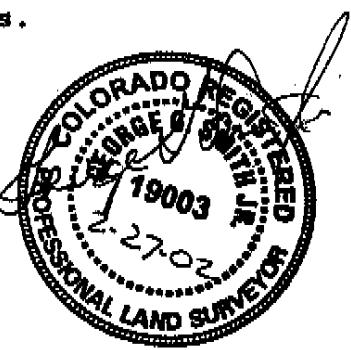
A parcel of land being a portion of a parcel of land described under Reception No. 890030790 and recorded on April 6, 1989 in the records of the City and County of Denver Clerk and Recorder's Office, being a part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

The westerly 10.00 feet of said parcel of land described under Reception No. 890030790.

Containing 596 square feet (0.02 acres) more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-98

PROJECT No. PZ 22099-170



2003010039

Page: 3 of 3

01/16/2003 01:31P

D 0.00

SHERIDAN Blvd.
(VARIABLE WIDTH RIGHT-OF-WAY)

59.57'

10.00'

297.51'

AREA
596 sq. ft.
(0.01 acres)



RECEPTION No. 8900030790

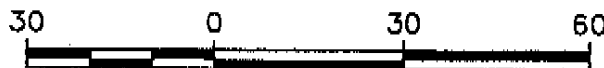
155.00'



59.57'

155.00'

NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 3.



ORIGINAL SCALE: 1"=30'



SHEET 2	DATE 4/10/01
	DESIGN CHKD 002, JR P&A NO. 1-000717

SHERIDAN BOULEVARD
RIGHT-OF-WAY

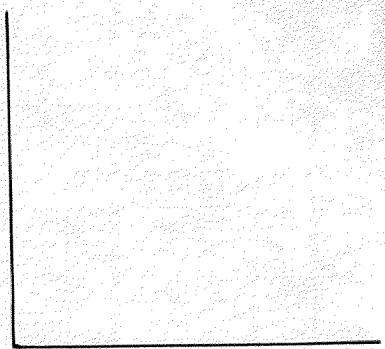
CITY AND COUNTY
OF DENVER

revisions:	
checked with	12/14/01 JH



#2

Sergej S. Djatschenko, Jr.,
whose address is 19100 Parthenia Street, Unit #5,
Northridge, County of Los Angeles, and State of
California, for the consideration of



No Dollars, in hand paid,
hereby sell(s) and quit claim(s) to Sergej A. Djatschenko
whose address is 1436 High Street,

City and County of Denver, and State of Colorado, the following real
property, in the City and County of Denver, and State of Colorado, to wit:

North 119.15 feet of the South 814.6 feet
of the West 327.51 feet of the Southwest
quarter of the Southwest quarter (SW-1/4 SW-1/4)
of Section 18, Township 4 South, Range 68 West,
except the West 30 feet thereof and except the
West 155 feet of the South 59.57 feet thereof,
City and County of Denver, Colorado.

No state documentary tax fee due

also known as street and number 982 South Sheridan Boulevard, Denver, Colorado
with all its appurtenances

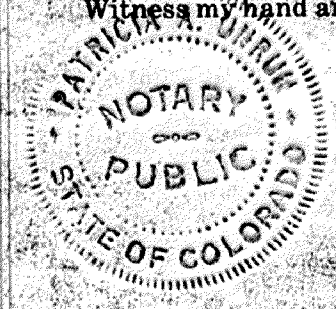
Signed this 20th day of March, 19 89

Sergej S. Djatschenko, Jr.

STATE OF COLORADO, }
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 20th
day of March, 19 89, by Sergej S. Djatschenko.

My commission expires ~~My Commission Expires Oct 18, 1992~~
Witness my hand and official seal



Notary Public.



No. _____

QUIT CLAIM DEED

Sergej S. Djatschenko, Jr.

TO

Sergej A. Djatschenko

STATE OF COLORADO,

County of _____

ss.

I hereby certify that this instrument was filed
for record in my office, at _____

o'clock _____ M., _____, 19____

and is duly recorded in book _____

page _____

Film No. _____ Reception No. _____

Recorder

By _____ Deputy

Fees, \$ _____

BRADFORD PUBLISHING CO

Knutson Brightwell & Reeves, P.C.
1600 Stout St., Suite 1200
Denver, CO 80202

Asset Mgmt. #08-004
Asset Management: Date: 1-16-03
Approved: [Signature]
Project Description: S. Sheridan
S. DENNIS PROSPECT
Approved-as-to-Form-City-Attorney's-Office: _____
Date: _____

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 10th day of January 2003, between Sergej A. Djatschenko and Company whose legal address 1436 High Street, Denver, Colorado 80218, grantor, and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$5,500.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

TK-99, FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 986 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number 0518300081000 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Sergej A. Djatschenko and Company

By: [Signature]
Sergej S. Djatschenko, Jr., Partner

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) ss.

2003010040
Page: 1 of 3
01/16/2003 01:34P
City & County Of Denver WD R1.00 D0.00

The foregoing instrument was acknowledged before me this 10th day of January 2003, by Sergej S. Djatschenko Jr., as Partner of Sergej A. Djatschenko and Company

NOTARY PUBLIC
STATE OF COLORADO
RACHEL DAILEY
My Commission Expires 04-13-2004

My commission expires: 4/13/2004

[Signature]
Notary Public



City & County Of Denver WD

R 1.00

2003010040

Page: 2 of 3

01/16/2003 01:34P

D 0.00

ROW No. 200104061

Project No. PZ22099-170

May 10, 2001

Parcel Description of
Right-of-Way Dedication
TK-99

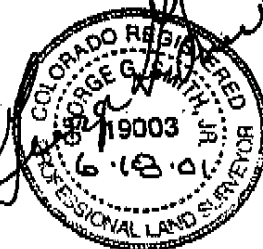
A parcel of land as described under Reception No. 890030789 and recorded on April 6, 1989 in the records of the City and County of Denver Clerk and Recorder's Office, being a part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

The westerly 12.00 feet of said parcel of land.

Containing 715 square feet (0.02 acres) more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-99

PROJECT No. PZ 22099-170



2003010040
Page: 3 of 3
01/16/2003 01:34P
0 0.00

City & County Of Denver CO R 1.00



SHERIDAN Blvd.

(VARIABLE WIDTH RIGHT-OF-WAY)

12.00'

59.57'

125.00'

AREA

715 sq. ft.
(0.02 acres)



RECEPTION No. 890030789

59.57'

125.00'



NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 2.



ORIGINAL SCALE: 1"=30'



SHEET

2

DATE
4/10/03
DESIGN
BY
CHECKED
BY
KMA NO.
K-000717

SHERIDAN BOULEVARD
RIGHT-OF-WAY

CITY AND COUNTY
OF DENVER

revisions:



QUITCLAIM DEED

THIS DEED, made this 10th day of January 2003, between **Sergej A. Djatschenko Trust** whose legal address is 1436 High Street, Denver, CO 80218, grantor(s), and **THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation**, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor(s), for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

TK-99, FOR LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 986 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number: 0518300081000 (part)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Sergej A. Djatschenko Trust

By: 
Sergej S. Djatschenko, Jr., Trustee



2003010041
Page: 1 of 3
01/16/2003 01:35P
D 0.00

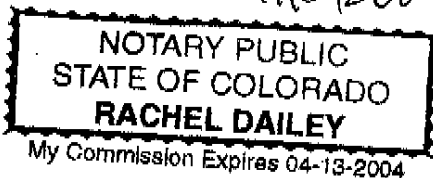
STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 10th day of January 2003 by Sergej S. Djatschenko, Jr., as Trustee of the Sergej A. Djatschenko Trust.

Witness my hand and official seal.
My commission expires: 4/13/2004


Notary Public



Asset Mgmt. # 08-005
Asset Management: [Signature]
Date: 1-16-03
Approved: [Signature]
Project Description: S. Sheridan Blvd. 986
S. SHERIDAN BLVD. 986
Date: [Signature]



City & County Of Denver DCO

R 0.00

2003010041

Page: 2 of 3

01/16/2003 01:35P

D 0.00

ROW No. 200104061

Project No. PZ22099-170

May 10, 2001

Parcel Description of
Right-of-Way Dedication
TK-99

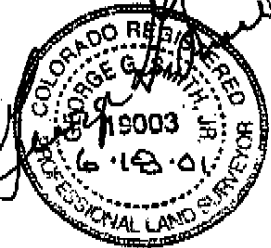
A parcel of land as described under Reception No. 890030789 and recorded on April 6, 1989 in the records of the City and County of Denver Clerk and Recorder's Office, being a part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

The westerly 12.00 feet of said parcel of land.

Containing 715 square feet (0.02 acres) more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-99

PROJECT No. PZ 22099-170



City & County Of Denver QCD

R 0.00

2003010041

Page: 3 of 3

01/16/2003 01:35P

D 0.00



SHERIDAN Blvd.

(VARIABLE WIDTH RIGHT-OF-WAY)

12.00'

59.57'

125.00'

AREA

715 sq. ft.
(0.02 acres)



59.57'

RECEPTION No. 890030789

125.00'



NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 2.



ORIGINAL SCALE: 1"=30'



SHEET	DATE
	4/10/03
2	DESIGN BY
	CHECKED
	SSL #
	KMA NO.
	M-000717

SHERIDAN BOULEVARD
RIGHT-OF-WAY

CITY AND COUNTY
OF DENVER

revisions:



Sergej Djatschenko, Jr.
whose address is 19100 Parthenia Street, Unit #5,

Northridge, County of Los Angeles, and State of
California, for the consideration of

No Dollars, in hand paid,
hereby sell(s) and quit claim(s) to Sergej A. Djatschenko

whose address is 1436 High Street,

City and County of Denver, and State of Colorado, the following real

property, in the City and County of Denver, and State of Colorado, to wit:

The West 155 feet of the North 59.57 feet of
the South 755.02 feet of the W-1/4 of the SW-1/4 of the SW-1/4
of Section 18, T. 4 S., R. 68 W. of the 6th P.M.,
except the West 30 feet that lie in Sheridan
Boulevard, City and County of Denver, State of
Colorado

No state documentary tax fee due

also known as street and number 986-988 South Sheridan, Denver, Colorado

with all its appurtenances

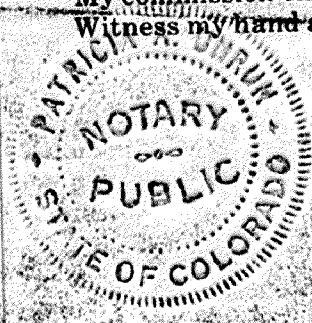
Signed this 20th day of March, 19 89

[Handwritten Signature]
Sergej Djatschenko, Jr.

STATE OF COLORADO, }
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 20th
day of March, 19 89, by Sergej Djatschenko, Jr.

My commission expires **My Commission Expires Oct. 18, 1992**
Witness my hand and official seal



Patricia A. Shrock
Notary Public.