

BY AUTHORITY

RESOLUTION NO. **64**  
SERIES OF 2009

COMMITTEE OF REFERENCE:  
**Public Works**

A RESOLUTION

**Laying out, opening and establishing as part of the city street system two parcels of land as 56<sup>th</sup> Avenue, between Pena Boulevard and Dunkirk Street**

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

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

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

A parcel of land located in the Southwest 1/4 of Section 10 and the Northwest 1/4 of Section 15, Township 3 South, Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Commencing at the northwest corner of the Northwest 1/4 of said Section 15; Thence east along the northerly line of said Section 15, a distance of 30 feet to the point of beginning.

Thence north along a line being 30 feet west of and parallel with the westerly line of said Southwest 1/4 Section 10, a distance of 155.31 feet;

Thence east along a line being 155 feet north of and parallel with the southerly line of said Southwest 1/4 Section 10, a distance of 50 feet to a point being an angle point in a parcel of land conveyed to the City & County of Denver by deed recorded 8/28/1998 Reception # 9800143407 in the Clerk & Records Office, City & County of Denver;

Thence southeasterly along the northerly line of said parcel a distance of 105.74 feet to an angle point. Thence east along said northerly line being 80 feet north of and parallel with the south line of said Southwest 1/4 of said Section 10, a distance of 545.01 feet; Thence south along said northerly line a distance of 10 feet; Thence east along said northerly line being 70 feet north of and parallel with the south line of said Southwest 1/4 of Section 10, a distance of 1287.41 feet; Thence south along said northerly line a distance of 6.5 feet to a point being the northeasterly corner of a parcel of land conveyed to the City & County of Denver by deed recorded 7/29/1992 Reception # 920085827 in the Clerk & Records Office, City & County of Denver, said point also being the northwesterly corner of a parcel of land conveyed to the City & County of Denver by deed recorded 7/29/1992 Reception # 920085715 in the Clerk & Records Office, City & County of Denver;

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Thence east along said northerly line of said deed recorded by Reception # 920085715, being 63.5 feet north of and parallel with the south line of said Southwest 1/4 of Section 10 a distance of 662.48 feet to the east line of the said Southwest 1/4 of Section 10;

Thence south along said easterly line of said Southwest 1/4 Section 10 a distance of 63.50 feet to the northeast corner of said Northwest 1/4 of said Section 15;

Thence south along the east line of the Northwest 1/4 of Section 15 a distance of 75 feet to the southeasterly corner of that tract of land described on the Moffitt Tract recorded 1/17/1973 in Book 13, Page 139 in the Clerk & Records Office, Adams County as 75' Dedicated for East 56<sup>th</sup> Ave.;

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Thence west along the southerly line said East 56<sup>th</sup> Ave. being 75 south of and parallel with the north line of the Northwest 1/4 of Section 15 a distance of 275 feet; Thence north along the west side of said East 56<sup>th</sup> Ave, being 275 feet west of and parallel with the east line of the Northwest 1/4 Section 15 a distance of 25 feet to the southerly line of land conveyed to Adams County for right-of-way purposes by deed recorded 4/14/1975 in Book 1987 Pages 710 & 711 in the Clerk & Records Office, Adams County;

Thence west along said southerly line said deed being 50 feet south of and parallel with the north line of the Northwest 1/4 of Section 15 a distance of 385 feet; Thence north along the westerly line of said deed a distance of 20 feet to the southerly line of Road Petition 42 Recorded 02/1880 in Book 1 Pages 92-98 Arapahoe County;

Thence west along the southerly line of said Road Petition 42 being 30 foot south of and parallel with the north line of the Northwest 1/4 of Section 15 a distance of 1327.36 feet to the northeasterly corner of a parcel of land conveyed to the City & County of Denver by deed recorded 8/28/1998 Reception # 9800143407 in the Clerk & Records Office, City & County of Denver;

Thence south along the easterly line of said parcel a distance of 50 feet to the southeasterly corner of said parcel. Thence west along said southerly line said parcel being 80 feet south of and parallel with the north line of the Northwest 1/4 of Section 15 a distance of 507.43 feet to an angle point; Thence southwesterly along said parcel a distance of 106.43 feet to an angle point;

Thence leaving said southerly line east along a line being 155.06 feet south of & parallel with the north line of the Northwest 1/4 of Section 15 a distance of 50 feet to the westerly line of a parcel of land conveyed to the City & County of Denver recorded by deed 7/29/1992 Reception # 920085827 in the Clerk & Records Office, City & County of Denver;

Thence north along the westerly line of said parcel being 30 foot east of and parallel with the west line of the Northwest 1/4 of Section 15 a distance of 154.80 feet to the point of beginning.

Contains 7.55 acres more or less.

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3 AND

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A parcel of land located in the Southeast 1/4 of Section 9 and the North 1/2 of Section 16, Township 3 South, Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Commencing at the northeast corner of said Northeast 1/4 of said Section 16. Thence west along the northerly line of said Section 16, a distance of 30 feet to the point of beginning.

Thence north along a line being 30 feet west of and parallel with the easterly line of said Southeast 1/4 Section 9, a distance of 161.15 feet;

Thence west along a line being 161.15 feet north of and parallel with the southerly line of said Southeast 1/4 Section 9, a distance of 50 feet to a point being an angle point in a parcel of land conveyed to the City & County of Denver by deed recorded 8/28/1998 Reception # 9800143405 in the Clerk & Records Office, City & County of Denver;

Thence southwesterly along the northerly line of said parcel a distance of 69.66 feet to an angle point. Thence west along said northerly line being 113.60 feet north of and parallel with the south line of said Southeast 1/4 of said Section 9, a distance of 539.10 feet; Thence south along said northerly line a distance of 10 feet; Thence west along said northerly line being 103.60 feet north of and parallel with the south line of said Southeast 1/4 of Section 9, a distance of 663.79 feet; Thence southwesterly along said northerly line a distance of 944.82 feet to a point being the northeasterly corner of a parcel of land conveyed to the City & County of Denver by deed recorded 8/28/1998 Reception # 9800143404 in the Clerk & Records Office, City & County of Denver,

Thence west along said northerly line of said deed being 70.00 feet north of and parallel with the south line of said Southeast 1/4 of Section 9 a distance of 350.70 feet to the west line of the said Southeast 1/4 of Section 9;

Thence south along said westerly line of the Southeast 1/4 Section 9 a distance of 70.00 feet to the northeast corner of said Northwest 1/4 of said Section 16;

Thence south along the east line of the Northwest 1/4 of Section 16 a distance of 30 feet to the northeasterly corner of a parcel land conveyed to the City & County of Denver by deed recorded 8/28/1998 Reception # 9800143402 in the Clerk & Records Office, City & County of Denver;

Thence west along the northerly line said parcel being 30 south of and parallel with the north line of the Northwest 1/4 of Section 16 a distance of 627.61 feet to a non-tangent curve to the right ;

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Thence southwesterly along said arc to the left 40.00 feet having central angle of  $00^{\circ}15'55''$ , a radius of 8640.00 feet, who's chord defects  $90^{\circ}10'16''$  to the left , to the southwest corner of said parcel; Thence east along the southerly line of said parcel being 70.00 feet south of and parallel with the north line of said Northwest 1/4 of said Section 16 a distance of 627.49 feet to a point on the east line of the Northwest 1/4 of said Section 16. Said point also being the southwest corner of a parcel of land conveyed to the City and County of Denver by deed recorded 3/19/1999 Reception # 9900049978 in the Clerk and Records Office, City & County of Denver;

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Thence east along said parcel being 70 feet south of and parallel with the north line of the Northeast 1/4 Section 16 a distance of 353.04 feet; Thence northeasterly along said southerly line 994.82 feet to a point being 36.40 feet south of and parallel with the north line of said Section 16; Thence east along said southerly line 661.33 feet; Thence south along said southerly line 10.00 feet; Thence east along said southerly line being 46.40 feet south of and parallel with the north line of the Northeast 1/4 of Section 16 a distance 539.06 feet to an angle point along said southerly line; Thence southeasterly along said southerly line 74.80 feet to an angle point being 101.12 south of the north line and 80 west of the east line said Section 16; Thence east along said line being 101.12 feet south of and parallel with the north line of said Northeast 1/4 Section 16 a distance of 50.00 feet to the east line of the said parcel. Thence north along said east line 101.12 feet to the point of beginning.

1 Contains 9.4 acres more or less.

2 be and the same is hereby approved and said portions of real property are hereby laid out and  
3 established and declared laid out, opened and established as 56<sup>th</sup> Avenue.

4 Section 2. That the real property described in Section 1 hereof shall henceforth be known as  
5 56<sup>th</sup> Avenue.

6 COMMITTEE APPROVAL DATE: N/A MAYOR-COUNCIL DATE: May 19, 2009

7 PASSED BY THE COUNCIL June 1 2009

8 Rick Garcia - PRESIDENT PRO-TEM

9 ATTEST: Stephanie Hancey - CLERK AND RECORDER,  
10 EX-OFFICIO CLERK OF THE  
11 CITY AND COUNTY OF DENVER

12 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, May 18, 2009

13 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
14 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
15 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
16 3.2.6 of the Charter.

17 David R. Fine, City Attorney

18 BY: David R. Fine, Assistant City Attorney

DATE: 20 May, 2009

