

1 BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2015

COUNCIL BILL NO. CB15-0046
COMMITTEE OF REFERENCE:
Infrastructure & Culture

6 A BILL

7 **For an ordinance relinquishing three easements established by Boulevard One**
8 **Filing No. 1.**

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 no longer requires the easements in
12 the area hereinafter described, and subject to approval by ordinance, has relinquished the same;

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

15
16 **Section 1.** That the action of the Manager of Public Works in relinquishing three
17 easements established by Boulevard One Filing No. 1 in the following area:

18
19 **PARCEL DESCRIPTION ROW NO. 2012-0413-05-001**

20
21 **Parcel 1**

22 A part of Lot 1, Block 6, Boulevard One Filing No. 1 recorded at Reception Number
23 2014105351 in the Clerk and Recorder's Office of the City and County of Denver,
24 located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67
25 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado,
26 more particularly described as follows;

27
28 **COMMENCING** at the East Quarter Corner of said Section 8; thence South
29 87°47'37" West a distance of 1089.85 feet to a point on the easterly line of said Lot 1
30 that is 6.00 feet south of the northeast corner of said Lot 1 and the **POINT OF**
31 **BEGINNING;**

32
33 thence along the easterly lines of said Lot 1 the following four (4) courses:

- 34 1) South 00°00'08" West a distance of 228.38 feet to a point of curve;
- 35 2) along the arc of a curve to the left having a radius of 105.50 feet, a central
36 angle of 25°55'15", an arc length of 47.73 feet and whose chord bears South
37 12°57'30" East a distance of 47.32 feet;
- 38 3) South 25°55'07" East a distance of 142.69 feet to a point of curve;
- 39 4) along the arc of a curve to the right having a radius of 1124.50 feet, a central
40 angle of 5°29'04", an arc length of 107.64 feet and whose chord bears South
41 23°10'35" East a distance of 107.60 feet to a point of compound curve;

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1
2 thence along the southeasterly lines of said Lot 1 the following two (2) courses:
3 1) along the arc of a curve to the right having a radius of 22.00 feet, a central
4 angle of 91°08'36", an arc length of 35.00 feet and whose chord bears South
5 25°08'15" West a distance of 31.42 feet;
6 2) South 70°42'33" West a distance of 66.78 feet to an arc of a curve to the left
7 that is 6.00 feet easterly of the westerly line of said Lot 1 and a point of non-
8 tangent curve;

9
10 thence along said arc of a curve to the left that is parallel with and 6.00 feet easterly
11 of the westerly line of Lot 1 having a radius of 1035.50 feet, a central angle of
12 0°03'17", an arc length of 4.00 feet and whose chord bears North 19°24'05" West a
13 distance of 4.00 feet to a line that is 4.00 feet northwesterly of said southeasterly line
14 of Lot 1;

15
16 thence along said line that is parallel with and 4.00 feet northwesterly of the
17 southeasterly line of Lot 1 the following two (2) courses:
18 1) North 70°42'33" East a distance of 66.79 feet to a point of curve;
19 2) along the arc of a curve to the left having a radius of 18.00 feet, a central
20 angle of 91°08'36", an arc length of 28.63 feet and whose chord bears North
21 25°08'15" East a distance of 25.71 feet to a point of compound curve;

22
23 thence along a line parallel with and 4.00 feet westerly of said easterly line of Lot 1
24 the following four (4) courses:
25 1) along the arc of a curve to the left having a radius of 1120.50 feet, a central
26 angle of 5°29'04", an arc length of 107.26 feet and whose chord bears North
27 23°10'35" West a distance of 107.22 feet;
28 2) North 25°55'07" West a distance of 142.69 feet to a point of curve;
29 3) along the arc of a curve to the right having a radius of 109.50 feet, a central
30 angle of 25°55'15", an arc length of 49.54 feet and whose chord bears North
31 12°57'30" West a distance of 49.12 feet;
32 4) North 00°00'08" East a distance of 228.38 feet to a line that is 6.00 feet
33 southerly of the northerly line of said Lot 1;

34
35 thence South 89°59'52" East, parallel with and 6.00 feet southerly of said northerly
36 line of Lot 1, a distance of 4.00 feet to the **POINT OF BEGINNING**.

37
38 Containing 2,503 square feet or 0.057 acres, more or less.

39
40 **BASIS OF BEARINGS:** Bearings are based on the north line of the Southeast
41 Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal
42 Meridian, City and County of Denver, State of Colorado as being North 89°59'52"
43 West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a
44 range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4"
45 aluminum cap Witness Corner stamped URS CORP PLS 20683.
46

47 and

1 PARCEL DESCRIPTION ROW NO. 2012-0413-05-002

2
3 **Parcel 2**

4 A part of Lot 2, Block 6, Boulevard One Filing No. 1 recorded at Reception
5 Number 2014105351 in the Clerk and Recorder's Office of the City and County of
6 Denver, located in a part of the Southeast Quarter of Section 8, Township 4
7 South, Range 67 West of the Sixth Principal Meridian, City and County of
8 Denver, State of Colorado, more particularly described as follows;

9
10 **COMMENCING** at the East Quarter Corner of said Section 8;
11 thence South 87°45'09" West a distance of 1069.87 feet to a point on the
12 westerly line of said Lot 2 that is 6.00 feet south of the northwest corner of said
13 Lot 2 and the **POINT OF BEGINNING**;

14
15 thence South 89°59'52" East, parallel with and 6.00 feet southerly of the northerly
16 line of said Lot 2, a distance of 4.00 feet to a line that is parallel with and 4.00
17 feet easterly of the westerly line of said Lot 2;

18
19 thence parallel with and 4.00 feet easterly of said westerly line of Lot 2 the
20 following four (4) courses:

- 21
22 1.) South 00°00'08" West a distance of 228.38 feet to a point of curve;
23 2.) along the arc of a curve to the left having a radius of 81.50 feet, a
24 central angle of 25°55'15", an arc length of 36.87 feet and whose chord
25 bears South 12°57'30" East a distance of 36.56 feet;
26 3.) South 25°55'07" East a distance of 142.69 feet to a point of curve;
27 4.) along the arc of a curve to the right having a radius of 1148.50 feet, a
28 central angle of 7°49'31", an arc length of 156.86 feet and whose chord
29 bears South 22°00'22" East a distance of 156.74 feet to a line that is
30 4.00 feet southerly of an east-west line of said Lot 2;

31
32 thence South 70°42'33" West, parallel with and 4.00 feet southerly of an east-
33 west line of said Lot 2, a distance of 113.05 feet to a line that is parallel with and
34 6.00 feet easterly of the westerly line of Lot 2;

35
36 thence North 17°43'16" West, parallel with and 6.00 feet easterly of said westerly
37 line of Lot 2, a distance of 4.00 feet to an east-west line of said Lot 2;

38
39 thence North 70°42'33" East, along said east-west line of Lot 2, a distance of
40 109.02 feet to a corner of said Lot 2 and a point of non-tangent curve;

41
42 thence along said westerly line of said Lot 2 the following four (4) courses:

- 43
44 1.) along the arc of a curve to the left having a radius of 1144.50 feet, a
45 central angle of 7°37'45", an arc length of 152.40 feet and whose chord
46 bears North 22°06'15" West a distance of 152.28 feet;
47 2.) North 25°55'07" West a distance of 142.69 feet to a point of curve;

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- 1 3.) along the arc of a curve to the right having a radius of 85.50 feet, a
2 central angle of 25°55'15", an arc length of 38.68 feet and whose chord
3 bears North 12°57'30" West a distance of 38.35 feet;
4 4.) North 00°00'08" East a distance of 228.38 feet to the **POINT OF**
5 **BEGINNING.**

6
7 Containing 2,698 square feet or 0.062 acres, more or less.

8
9 **BASIS OF BEARINGS:** Bearings are based on the north line of the Southeast
10 Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal
11 Meridian, City and County of Denver, State of Colorado as being North 89°59'52"
12 West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a
13 range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3
14 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.
15

16 and

17
18 **DESCRIPTION ROW NO. 2012-0413-05-003**

19
20 **Tract H**

21 All of Tract H and a part of Lots 1 and 2, Block 6, Boulevard One Filing No. 1
22 recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of
23 the City and County of Denver, located in a part of the Southeast Quarter of
24 Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City
25 and County of Denver, State of Colorado, more particularly described as follows;
26

27 **COMMENCING** at the East Quarter Corner of said Section 8;

28
29 thence South 88°04'12" West a distance of 1067.65 feet to the intersection of the
30 northerly line of said Block 6 and a line that is parallel with and 2.00 feet easterly
31 of the easterly line of said Tract H and the **POINT OF BEGINNING;**
32

33 thence parallel with and 2.00 feet easterly of said easterly line of Tract H the
34 following four (4) courses:
35

- 36 1.) South 00°00'08" West a distance of 234.38 feet to a point of curve;
37 2.) along the arc of a curve to the left having a radius of 83.50 feet, a central
38 angle of 25°55'15", an arc length of 37.78 feet and whose chord bears South
39 12°57'30" East a distance of 37.45 feet;
40 3.) South 25°55'07" East a distance of 142.69 feet to a point of curve;
41 4.) along the arc of a curve to the right having a radius of 1146.50 feet, a central
42 angle of 7°43'39", and arc length of 154.63 feet and whose chord bears
43 South 22°03'18" East a distance of 154.51 feet to a line that is parallel with
44 and 2.00 feet southerly of the southeasterly line of said Tract H;
45

46 thence South 70°42'33" West, parallel with and 2.00 feet southerly of said
47 southeasterly line of said Tract H, a distance of 117.02 feet to the westerly line of
48 said Block 6;
49

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1 thence along said westerly line of Block 6 the following two (2) courses:
2

- 3 1.) North 18°14'39" West a distance of 3.20 feet to a point of curve;
- 4 2.) Along the arc of a curve to the left having a radius of 1029.50 feet, a central
5 angle of 1°09'29", an arc length of 20.81 feet and whose chord bears North
6 18°49'23" West a distance of 20.81 feet to a line that is parallel with and 2.00
7 feet northerly of the northwesterly line of said Tract H;

8
9 thence along a line that is parallel with and 2.00 feet northerly of said
10 northwesterly line of Tract H the following two (2) courses:

- 11 1.) North 70°42'33" East a distance of 72.78 feet to a point of curve;
- 12 2.) along the arc of a curve to the left having a radius of 20.00 feet, a central
13 angle of 91°08'36", an arc length of 31.82 feet and whose chord bears North
14 25°08'15" East a distance of 28.57 feet to a point of compound curve;

15
16
17 thence parallel with and 2.00 feet westerly of the westerly line of said Tract H the
18 following four (4) courses:

- 19 1.) along the arc of a curve to the left having a radius of 1122.50 feet, a
20 central angle of 5°29'04", an arc length of 107.45 feet and whose chord
21 bears North 23°10'35" West a distance of 107.41 feet;
- 22 2.) North 25°55'07" West a distance of 142.69 feet to a point of curve;
- 23 3.) along the arc of a curve to the right having a radius of 107.50 feet, a
24 central angle of 25°55'15", an arc length of 48.63 feet and whose chord
25 bears North 12°57'30" West a distance of 48.22 feet;
- 26 4.) North 00°00'08" East a distance of 234.38 feet to said northerly line of
27 Block 6;

28
29
30 thence South 89°59'52" East, along said northerly line of Block 6, a distance of
31 24.00 feet to the **POINT OF BEGINNING**.

32
33 Containing 16,085 square feet or 0.369 acres, more or less.

34
35 **BASIS OF BEARINGS:** Bearings are based on the north line of the Southeast
36 Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal
37 Meridian, City and County of Denver, State of Colorado as being North 89°59'52"
38 West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a
39 range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3
40 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.
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42 be and the same is hereby approved and that the easements within such described area are
43 hereby relinquished.

44
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1 COMMITTEE APPROVAL DATE: January 29, 2015 by consent
2 MAYOR-COUNCIL DATE: February 3, 2015
3 PASSED BY THE COUNCIL: _____, 2015
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____, 2015
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015
10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: February 5, 2015
11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.
15 D. Scott Martinez, Denver City Attorney
16 BY: _____, Assistant City Attorney DATE: _____, 2015