

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB17-1187  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance assessing the annual costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall Local Maintenance District upon the real property, exclusive of improvements thereon, benefited.**

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

**Section 1.** Upon consideration of the recommendation of the Manager of Public Works that an ordinance be enacted for the purpose of assessing the annual costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall, for the upcoming year, upon the real property, exclusive of improvements thereon benefited the Council finds, as follows:

(a) A local maintenance district providing for the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall, was created by Ordinance No. 792, Series of 2004;

(b) The annual cost of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall is \$75,500.00, which amount the Manager of Public Works has the authority to expend for the purposes stated herein;

(c) The Manager of Public Works has complied with all provisions of law relating to the publishing of notice to the owners of real properties to be assessed and to all persons interested generally, and the Council sitting as a Board of Equalization has heard and determined all written complaints and objections, if any, filed with the Manager of Public Works;

(d) The Consolidated Morrison Road Pedestrian Mall currently has sufficient reserves to pay for \$1,800.00 of the 2018 annual costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall.

(e) The portion of the annual costs for the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall to be assessed against the properties, exclusive of improvements thereon, benefited is \$73,479.02;

(f) The portion of the annual costs of the continuing care, operation, repair, maintenance and replacement of the Consolidated Morrison Road Pedestrian Mall to be borne by the City and County of Denver is \$220.98; and

1 (g) The real property within the Consolidated Morrison Road Pedestrian Mall will be  
2 benefited in an amount equal to or in excess of the amount to be assessed against said property  
3 because of the continuing care, operation, repair, maintenance and replacement of said Pedestrian  
4 Mall.

5 **Section 2.** The annual costs of the continuing care, operation, repair, maintenance and  
6 replacement of the Consolidated Morrison Road Pedestrian Mall to be assessed against the real  
7 properties, exclusive of improvements thereon, benefited are hereby approved.

8 **Section 3.** The annual costs of the continuing care, operation, repair, maintenance and  
9 replacement of the Consolidated Morrison Road Pedestrian Mall in the amount of \$73,479.02 are  
10 hereby assessed against the real properties, exclusive of improvements thereon, within said local  
11 maintenance district as follows:

12 NOTE: Where a series of lots is followed by "inclusive", the amount appearing after the series shall  
13 be the total for all lots in the series. Where a series of lots is not followed by "inclusive", the amount  
14 appearing after such series shall be the assessment for each lot in the series.  
15

16 ADAMS PARK  
17 BLOCK 3

18 Lots	
19 1-6, inclusive	\$1,348.35
20 7-11	\$152.41
21 12	\$152.52

22  
23 BLOCK 4

24 Lots	
25 1-5	\$187.83
26 6	\$56.69

27  
28 BELMONT PARK  
29 BLOCK 1

30 Lots	
31 14	\$120.08
32 15-17	\$186.39
33 18	\$294.43

34  
35 BLOCK 17

36 Lots	
37 14-17	\$186.39
38 18-19	\$290.74
39 20-23	\$186.39

40  
41 BLOCK 18

42 Lots	
43 11 Except 12' Triangular Shaped Parcel in Southwest Corner	\$131.13
44 12-14	\$186.39
45 15-16	\$290.74
46 17-20	\$186.39

1	BLOCK 30	
2	Lots	
3	26 Except 12' Triangular Shaped Parcel in Southwest Corner	\$120.08
4	27-29	\$186.39
5	30-31	\$290.73
6	32-35	\$186.39
7		
8	BLOCK 31	
9	Lots	
10	14-17	\$186.39
11	18	\$284.29
12	30	\$215.24
13	31-33	\$203.63
14	34	\$137.32
15		
16	BLOCK 32	
17	Lots	
18	29	\$298.95
19	30-33	\$186.39
20		
21	BLOCK 35	
22	Lots	
23	1-4	\$186.56
24	5	\$291.06
25		
26	BLOCK 36	
27	Lots	
28	1-4	\$186.56
29	5-6	\$291.11
30	7-10	\$186.56
31		
32	BLOCK 37	
33	Lots	
34	1-6	\$186.56
35	15-18	\$186.56
36	19-22	\$296.03
37		
38	BELMONT PARK ANNEX	
39	BLOCK 38	
40	Lots	
41	1-4	\$178.93
42	5	\$172.52
43		
44	BLOCK 39	
45	Lots	
46	1-4	\$186.39
47	5-6	\$290.74
48	7-10	\$186.39
49		
50	BLOCK 40	
51	Lots	
52	1	\$291.17
53	2-4	\$186.39
54	5	\$120.08
55		

1	KENTUCKY GARDEN	
2	BLOCK 1	
3	Lots	
4	32	\$193.41
5	33-35	\$374.11
6		
7	BLOCK 2	
8	Lots	
9	28	\$33.70
10	29	\$501.76
11	30	\$698.49
12		
13	BLOCK 5	
14	Lots	
15	1-4	\$188.11
16	5	\$102.45
17		
18	BLOCK 6	
19	Lots	
20	1	\$389.03
21	2	\$366.93
22	3-11	\$188.11
23	12	\$282.16
24	13-19	\$188.11
25	20	\$121.80
26		
27	BLOCK 7	
28	Lots	
29	19-24	\$188.11
30	25	\$968.71
31	26-40	\$188.11
32	41	\$57.48
33		
34	WESTLAWN ADDITION	
35	BLOCK 8	
36	Lots	
37	1	\$313.61
38	2	\$186.56
39	3	\$124.50
40		
41	Block 13	
42	Lots	
43	1	\$96.48
44	2-9	\$186.56
45	10	\$82.94
46		
47	WOOD SUBDIVISION	
48	BLOCK 1	
49	Lots	
50	15-18	\$186.39
51	19	\$305.65
52	20-24	\$186.39
53		
54	BLOCK 2	
55	Lots	
56	5-6	\$186.39

1	7	\$260.47
2	8	\$372.51
3		
4	WOOD SUBDIVISION 2 <sup>ND</sup> FILING	
5	BLOCK 3	
6	Lot	
7	1	\$138.93
8		
9	MANLEA SUBDIVISION	
10	BLOCK 1	
11	Lots	
12	1	\$427.71
13	2-4	\$276.30
14	5	\$165.78
15		
16	MANLEA SUBDIVISION 2 <sup>ND</sup> FILING	
17	BLOCK 4	
18	Lots	
19	12	\$331.56
20	13-18	\$276.30
21		
22	SHER MOR SUBDIVISION	
23	Lots	
24	The northeasterly 10' of Lot 7 & Lot 8, inclusive	\$331.46
25	9-11	\$276.30
26		
27	UNPLATTED	
28	A parcel of land located in the NW ¼ NW ¼ of Section 17, and the NE ¼ of the NE ¼ of Section 18, Township	
29	4 South, Range 68 West of the 6 <sup>th</sup> P.M., described as follows:	
30	Commencing at the Northwest corner of said Section 17; thence S 00°48'30" E, a distance of 50.00 feet to a	
31	point of on the Southerly right of way line of West Alameda Avenue, said point being the point of beginning;	
32	thence N 89°35'35"E, a distance 303.25 feet along the said southerly right of way line; thence S28°48'52"E, a	
33	distance of 27.09 feet to a point on the Northwesterly right of way line of Morrison Road; thence S46°32'55"W	
34	along said Northwesterly right of way line of Morrison Road to a point on the west line of said Section 17,	
35	thence northerly along said west line of said Section 17 to the Point of Beginning.	
36		
37		\$2,373.59
38		
39	Beginning at the SE corner of SW ¼ SW ¼ of NE ¼ of Section 18, T4S, R68W of the 6 <sup>th</sup> P.M.; thence N	
40	00°28'27" W along the E line of said SW ¼ of SW ¼ of NE ¼ of said Section, 363.87 ft to the point of	
41	intersection with the Southeasterly line of Morrison Road; thence S 47°19'34" W along said Southeasterly line	
42	of Morrison Road, a distance of 534.84 ft to the point of intersection with the South line of said SW ¼ of SW	
43	¼ of NE ¼ of said Section; then S 89°48'29" E along said South line of the SW ¼ of SW ¼ of NE ¼ of said	
44	Section, a distance of 396.25 ft to the point of Beginning.	
45		\$2,955.54
46		
47	That part of the Southeast quarter of Section 18, Township 4 South, Range 68 West one particularly described	
48	as follows, to wit: Commencing at the Northwest corner of said Southeast quarter of said Section 18, thence	
49	running South along the West line of said southeast quarter to the Northwesterly line of the Morrison Road,	
50	thence Northeasterly along the Northwesterly line of said County Road to the North line of said Southeast	
51	quarter, thence West Along the North line of said southeast quarter to the place of beginning.	
52		
53		\$1,149.41
54		

1 That part of the NW ¼ of the SE ¼ of Sec. 18, Township 4 South, Range 68 West, Described as follows:  
2 Beginning at a point on the West line of said quarter section 201.3' S of the center of said Sec. 18 being the  
3 center line of the Morrison Rd. at that point; thence S along the said boundary line 399.2'; thence E 200'; thence  
4 N 581.3' more or less to center line of Morrison Road; thence S 48°40' West 269.5' along the center line of the  
5 said Morrison Road to the Point of Beginning.

6 \$1,489.26  
7

8 A tract of land in the SE quarter of the NW quarter and in the NE quarter of the SW quarter of Section 18,  
9 Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., being more particularly described as follows:  
10 Beginning at a point on the North-South centerline of Section 18, Township 4 South, Range 68 West, and 55  
11 ft S of the center of said Section; thence W 60 feet parallel to the E-W centerline of said Section 18 to point  
12 that is 55 ft S of the East-West centerline and 60 ft W of the N-S centerline of said Section 18; then N 150 ft  
13 more or less and parallel to said North-South centerline to a point on the Southerly right of way line of  
14 Exposition Avenue per Ordinance Number 323-1967; thence W 100 ft along said Southerly right of way line;  
15 thence S 75 ft more or less to a point on the E-W line centerline of said Section 18; thence W 138.5 ft more of  
16 less along said E-W centerline to a point on the East line of the property of the Belmont School; thence S along  
17 said line 162 ft; thence Southeasterly 145.8 ft more or less to a pipe 220 ft W of the aforesaid N-S centerline  
18 of Section 18 and 179.3 feet North of the centerline of Morrison Road per Ordinance Number 44-1986; thence  
19 S 138.88 ft to a point on the N right of way line of said Morrison Road; thence Northeasterly along the N right  
20 of way line of Morrison Road 295 feet to a point on the N-S centerline Section 18; thence N 105.58 ft more or  
21 less along said centerline to the Point of Beginning.

22 \$1,630.18  
23

24 A parcel of land located in the NE ¼ SW ¼ of Section 18, T4S, R68W, W of the 6<sup>th</sup> P.M. being more  
25 particularly described as follows, commencing at the center of said section, thence south along the North-South  
26 Centerline of said section 18, a distance of 160.53 ft more or less to a point on the Northwesterly line of  
27 Morrison Road; then South 47° 55 minutes W along the Northwesterly line of Morrison Road, a distance of  
28 296.95 ft to the true point of beginning; thence S 47° 55 minutes W along the Northwesterly line of Morrison  
29 Road, a distance of 135.8 ft to a point on the Northeasterly line of the Belmont school property; thence N 42°  
30 29 minutes W along the Northeasterly line of the Belmont school property, a distance of 55.00 ft; thence N  
31 along the East line of the Belmont school property and parallel with the North-South center line of said Section  
32 18, a distance of 252.5 ft; thence S 80° 26 minutes E, a distance of 140.28ft to a point 220.0 ft W of the North-  
33 South Center lines of said Section 18; thence South, parallel with the North-South Center line of said Section  
34 18, a distance of 179.3 ft more or less, to the point of beginning.

35 \$663.12  
36

37 A parcel of land in the NE ¼ SW ¼, of Section 18, Township 4 South, Range 68 West in the City and County  
38 of Denver, State of Colorado, being more particularly described as follows, to wit: BEGINNING at a point on  
39 the East line of said NE ¼ SW ¼, which is 676.5 feet North of the Southeast corner of said NE ¼ SW ¼, said  
40 point being on the North line of W. Ohio Ave.; thence West along the North line of W. Ohio Ave., a distance  
41 of 438.60 feet;  
42 thence Northwesterly along the Northeasterly line of W. Ohio Ave., a distance of 5.85 feet to a point on the  
43 Southeasterly line of Morrison Road;  
44 thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 584.54 feet to a point on the  
45 East line of said NE ¼ SW ¼,  
46 thence South along the East line of said NE ¼ SW ¼ a distance of 401.62 feet, more or less to the POINT OF  
47 BEGINNING.

48 \$3,229.24  
49

1 A parcel of land in the NE ¼ of the SW ¼ of Section 18, T. 4S., R 68W., of the 6<sup>th</sup> P.M., more particularly  
2 described as follows:  
3 Beginning at the intersection of the line common to the NW ¼ and the SW ¼ of Sec. 18, T. 4S., R. 68W., of  
4 the 6<sup>th</sup> P.M., with the east line of So. Utica St. extended south, which point lies 40 feet east of the SE corner  
5 of vacated Block 11, Plat of Irving Park Subdivision and 695.569 feet east of the sixteenth corner common to  
6 the aforesaid NW and SW quarters; thence east along the line common to said quarters 264 feet; thence south  
7 and parallel to the east line of So. Utica St., extended south 415 feet; thence southeasterly and perpendicular  
8 to the northwesterly line of Morrison Road 54.57 feet plus or minus feet to the northwesterly line of Morrison  
9 road; thence southwesterly along said northwesterly line 330.41 plus or minus feet to a point 75.17 feet NE of  
10 the intersection of said northwesterly line with the east line of so. Utica St., extended; thence northwesterly  
11 and perpendicular to aforesaid northwesterly line 83 feet to a point on the east line of So. Utica St., extended;  
12 thence north along said east line of So. Utica St., 618.956 feet to the point of beginning.

13  
14 \$1,734.78

15  
16 A portion of a parcel of land in the Northeast ¼ Southwest ¼ of Section 18, Township 4 South, Range 68 West  
17 of the 6<sup>th</sup> P.M., more particularly described as follows:  
18 Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet North of the  
19 Southeast corner of the Northeast ¼ Southwest ¼ of said Section 18; thence West, along the North line of  
20 West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a distance of 172.9 feet to a point 196  
21 feet Northeasterly from the intersection of the Southeasterly line of Morrison Road with the North line of West  
22 Kentucky; thence Northeasterly, along the Southeasterly line of Morrison Road, a distance of 128.55 feet;  
23 thence South 72°40' East, a distance of 89.2 feet; thence South 88°50" East, a distance of 125.34 feet; thence  
24 South, parallel to the East line of said Northeast ¼ Southwest ¼, a distance of 21.3 feet; thence West, parallel  
25 to the North line of West Kentucky Avenue, a distance of 75 feet; thence South, parallel to the East line of said  
26 Northeast ¼ Southwest ¼, distance of 50 feet; thence West, parallel to the North line of West Kentucky  
27 Avenue, a distance of 50 feet; thence South, parallel to the East line of said Northeast ¼ Southwest ¼, a  
28 distance of 120 feet to the point of beginning.

29  
30 \$710.37

31  
32 A parcel of land in the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the Sixth Principal  
33 Meridian, described as follows: Beginning at a point on the Southeasterly right-of-way line of U.S. Highway  
34 285 (State Highway 8) , sometimes known as Morrison Road, said point being 368.9 feet, N 47°11'17" E on  
35 an assumed bearing, measured along said Southeasterly right-of-way line of said U.S. Highway 285, from the  
36 point of intersection of the South line of the Northwest ¼ Southwest ¼ of Section 18, Township 4 South ,  
37 Range 68 West of the 6<sup>th</sup> P. M., and the aforesaid Southeasterly right-of-way line of U.S. Highway 285; thence  
38 S 72° 40' 00" E, 89.2 feet; thence S 88° 50' 00" E, 52 feet; thence Northerly 70 feet; thence N 86° 52' 00" W,  
39 7 feet; thence N 80° 30' 00" W, 73.15 feet; thence N 47°46'00" W, 80.30 feet, more or less, to the point of  
40 beginning.

41  
42 \$443.74

43  
44 That part of the NE ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., described as  
45 follows:  
46 Beginning at the Southwest corner of said NE ¼ SW ¼; thence South 89° 27' East along the South line of said  
47 NE ¼ SW ¼ 117.3 feet; thence North 47° 46' East 224.99 feet; thence North 89° 27' West 68.27 feet to a point  
48 on the Northwesterly line of Morrison road; thence North 47° 46' East along said Northwesterly line 120 feet  
49 to the true point of beginning; thence North 89° 27' West 132.62 feet to the Southeast corner of Lot 9, PAPPY  
50 FRY SUBDIVISION; thence North 6° 41' East along the Easterly line of PAPPY FRY SUBDIVISION 197.73

1 feet to the Northeast corner of said Subdivision; then South 59° 27' East along the South line of the right of  
2 way of Greene Ditch 137.2 feet; thence South 71° 36' East along said South line 89.51 feet; thence South 11°  
3 39' East to a point on the Northwesterly line of Morrison Road; thence South 47° 46' West along said  
4 Northwesterly line 129.95 feet to the true point of beginning.

5 \$718.11

6  
7 A parcel of land located in the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup>  
8 Principal Meridian being more particularly described as follows: Beginning at the southwest corner of said  
9 Section 18; thence N 47° 0'E, along the center line of Morrison Road, a distance of 443.51 feet; thence n. 0°  
10 45'W, a distance of 41.0 feet to a point on the northwesterly line of Morrison Road, which point is 327.51 feet  
11 east of the west line of said Section 18, and measured at right angles thereto, said point being the TRUE POINT  
12 OF BEGINNING; thence N. 47° 0' E, along the northwesterly line of Morrison Road, a distance of 202.9 feet;  
13 thence N 44° 31' W. a distance of 217.5 feet to a point 327.51 feet east of the west line of said Section 18, and  
14 measured at right angles thereto; thence S.0°45'E, parallel with the west line of said Section 18, a distance of  
15 293.47 feet, more or less, to the TRUE POINT OF BEGINNING.

16 \$1,121.23

17  
18 A tract of land in the SW1/4 SW1/4 of Section 18, Township 4 South, Range 68 West, described as follows:  
19 Beginning at a point in the center line of the Morrison Road, whence the Southwest corner of Section 18 bears  
20 South 47 degrees, 36' West 823.72 feet, thence North 42 degrees 24' West 177.4 feet, thence South 72 degrees  
21 22' East 204.77 feet to a point in the center line of the said Morrison Road, thence South 47 degrees 36' in the  
22 center line of the said Morrison Road, thence South 47 degrees 36' West 102.29 feet along the center line of  
23 said Morrison Road to the point of beginning; EXCEPT that certain triangular track of land conveyed to the  
24 City and County of Denver by a quit claim deed dated March 3, 1955, and recorded in Book 7661 at page 394  
25 of the records of the City and County of Denver.

26 \$464.18

27  
28 That portion of the SW ¼ SW ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., described  
29 as follows:

30 Beginning at a point in the center line of the Morrison Road whence the Southwest corner of said Section 18  
31 bears South 47°36' West 823.72 feet; thence North 42°27' West 177.4 feet more or less to a point on the  
32 Southwesterly line of Lot 17, Block 8, Kentucky Gardens; thence Northwesterly along the Southwesterly line  
33 of said Lot 17, 170.2 feet more or less to the Southwest corner of said Lot 17; thence Southeasterly to a point  
34 in the center line of the Morrison Road whence the Southwest corner of said Section 18 bears South 47°36'  
35 West 747.72 feet; thence Northeasterly along the center line of the Morrison Road 76 feet to point of beginning.

36 \$419.98

37  
38 That part of the South Half, Southwest Quarter, Southwest Quarter, Section 18, Township 4 South, Range 68  
39 West, more particularly described as follows: Beginning at the center line of Morrison Road at a point North  
40 47 degrees East, 443.51 feet along center line from Southwest corner West Half, Southwest Quarter, Southwest  
41 Quarter, North 47 degrees East, along center line 304.21 feet, Northwesterly to Southwest corner of Lot 17,  
42 Block 8, Kentucky Gardens and 327.51 feet Easterly from West line West Half, Southwest Quarter, Southwest  
43 Quarter, thence South to a point 293.47 feet North from Northerly line of Morrison Road; thence Southeasterly  
44 217.5 feet; thence Southwesterly along the Northerly line of Morrison Road 202.9 feet, thence South to Point  
45 of Beginning.

46 \$347.64

47



1 That part of South ½ of SW ¼ of Section 18, Township 4 South, Range 68 West, described as follows:  
2 Commencing at Southwest corner of SW ¼ of said Section 18 and running thence North 47°36' East 443.51  
3 feet along center line of Morrison road to a point; thence South and parallel to West line of said Section 18 to  
4 south line of said Section 18; thence West along said South Section line to beginning, EXCEPT that part of  
5 the SW ¼ of Section 18, Township 4 South, Range 68 West, described more particularly as follows:  
6 Commencing at the Southwest corner of the SW ¼ of said Section 18, running thence East along the south line  
7 of said Section 18, 243.5 feet to a point; thence North 53°30' West 172.6 feet to a point at the center line of the  
8 Morrison Road; thence South 49°45' West to the place of beginning and EXCEPT that part described in Book  
9 7371, Page 168.

10 \$1,482.52

11  
12 That part of the Southwest ¼ of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> P.M., described as  
13 follows:

14 Beginning at a point on the South line of said Southwest ¼ of Section 18, located South 89°36 ½' East, a  
15 distance of 50.00 feet from the Southwest corner of said Section 18; thence South 89°36 1/2' East along said  
16 South line a distance of 193.5 feet; thence North 53°30' West a distance of 141.67 feet to a point which is 30.0  
17 feet Southeasterly from and measured radially to the center line of Morrison Road; thence Southwesterly on a  
18 curve to the right, having a radius of 530.0 feet and being parallel with and 30.0 feet distant from the center  
19 line of Morrison Road, a distance of 95.47 feet, the long chord of which bears South 56°39'33" West a distance  
20 of 95.35 feet, to a point located 50.0 East of the West line of said Section 18; thence South 0°05' East parallel  
21 with and 50.0 feet East of the West line of said Section 18, a distance of 30.54 feet more or less to the Point of  
22 Beginning, in the City and County of Denver, State of Colorado. Excepting there from that certain tract or  
23 parcel of land described in a Warranty Deed dated June 7, 1965, which was recorded June 30, 1965, in Book  
24 9452 at Page 5, conveying certain property to the Department of Highways, State of Colorado, for the widening  
25 of the Morrison Road, City and County of Denver, State of Colorado.

26 \$556.47

27  
28 Beginning at the intersection of the line common to the Northwest ¼ and the Southwest ¼ quarters of said  
29 Section 18 with the East line of South Utica Street extended South, which point lies 40.00 feet East of the  
30 Southeast corner of vacated block 11, Plat of Irving Park Subdivision and 695.569 feet East of the sixteenth  
31 corner common to the aforesaid Northwest and Southwest quarters; thence South a distance of 97.00 feet to  
32 the True Point of Beginning; thence South 89 degrees 24'19" East a distance of 35.00 feet; thence South 89  
33 degrees 24'19" East a distance of 155.56 feet thence South a distance of 297.93 feet; thence South 42 degrees  
34 17'08" East a distance of 48.92 feet; thence South 47 degrees 42'52" West a distance of 16.48 feet; thence  
35 North 42 degrees 02'40" West a distance of 129.25 feet; thence South 47 degrees 56'35" West a distance of  
36 32.86 feet; thence North 42 degrees 07'40" West a distance of 93.12 feet; thence South 47 degrees 55'30" West  
37 a distance of 149.91 feet; thence North a distance of 325.43 feet to the True Point of Beginning.

38  
39 \$91.07

40  
41 Part of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. Beginning at the intersection of the  
42 north line of West Kentucky Avenue extended and the southerly line of Morrison Road; thence northeasterly  
43 196 feet; thence southeasterly in a straight line 172.9 feet; thence west 254 feet to the Point of Beginning,  
44 excluding a 12 foot triangle in the southwest corner.

45 \$1,016.79

1 Beginning at the SW corner of the NE 1/4, SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. thence S 89°27'  
2 E 117.3 feet; thence N 47°46' E 224.99 feet; thence N 89°27' W 44.17 feet to a point on the northwesterly line  
3 of Morrison Road the True Point of Beginning; thence N 47°46' E 120 feet; thence N 89°27' W 218.85 feet;  
4 thence South 81.5 feet; thence S 89°27' E 130.80 feet more or less to the True Point of Beginning.

5  
6 \$663.12  
7

8 That part of the North 1/2, of the SW 1/4, Section 18, T.4S., R.68W. of the 6th P.M. described as follows:  
9 Beginning at the northeast corner of South Wolff Street and West Kentucky Avenue; thence north 123 feet to  
10 the southwest corner of Lot 5, Pappy Fry Subdivision; thence east along the south line and the south line  
11 extended said Lot 5, 253.42 feet more or less to a point on the northwesterly line of Morrison Road; thence  
12 southwesterly on the northwesterly line of Morrison Road a distance of 179.28 feet more or less to the  
13 northwest corner of Morrison Road and West Kentucky Avenue; thence west 122.36 feet more or less to the  
14 Point of Beginning.

15 \$990.70  
16

17 That part of the SE1/4, NE1/4, Section 18, T.4S.,R.68W. of the 6th P.M. described as follows: Beginning at  
18 a point on the northerly right of way line of Morrison Road located 186.365 feet northeast of the northeast  
19 corner of South Perry Street and Morrison Road; thence north 274.07 feet to the SW corner of Lot 19, Block  
20 31, Belmont Park; thence east 298.42 feet to a point on the northerly right of way line of Morrison Road said  
21 point being the SE corner of Lot 30 said Block 31; thence southwest 402.81 feet to the Point of Beginning.

22 \$2,225.93  
23  
24

25 A tract of land in the NE 1/4 SW 1/4 of Section 18, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal  
26 Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:  
27 Beginning at the most westerly corner of Block 1, MANLEA SUBDIVISION, which point is also the point of  
28 intersection of the southwesterly line of the alley in said Block 1, and the southeasterly line of Morrison Road;  
29 thence South 69° 45' 00" East on an assumed bearing along the southwesterly line of said alley, a distance of  
30 243.98 feet to the most westerly corner of Lot 12, Block 1, MANLEA SUBDIVISION; thence North 47° 50'  
31 00" East along the northwesterly line of said Lot 12, a distance of 22.66 feet to the northwesterly corner of  
32 said Lot 12; thence South 89° 30' 08" East along the north line of said Lot 12, a distance of 116.99 feet to a  
33 point 125.00 feet west of the northeast corner of said Lot 12; thence South 00° 00' 31" West parallel with the  
34 east line of Lots 12 and 13, Block 1, MANLEA SUBDIVISION, a distance of 63.55 feet to a point on the south  
35 line of said Lot 13; thence South 00° 04' 00" East a distance of 86.38 feet to a point on the Northerly Right-  
36 of-Way line of the Koener Ditch; thence North 71° 09' 00" West along the Northerly Right-of-Way line of  
37 Koener Ditch, a distance of 222.96 feet; thence North 84° 32' 40" West and continuing along said right-of-  
38 way line, a distance of 286.58 feet to a point on the southeasterly line of Morrison Road; thence North 47° 50'  
39 00" East along the southeasterly line of Morrison Road, a distance of 180.12 feet, more or less, to the point of  
40 beginning.

41 \$995.35  
42

43 **Section 4.** The assessments made pursuant hereto shall be a lien in the several amounts  
44 assessed against each lot or tract of land set forth in Section 3 herein, and such lien shall have the  
45 priority of the lien for local public improvement districts.

46 **Section 5.** Without demand, said assessments as set forth in Section 3 herein, shall be  
47 due and payable on the first day of January of the year next following the year in which this assessing  
48 ordinance became effective, and said assessments shall become delinquent if not paid by the last

