

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0301
COMMITTEE OF REFERENCE:
Finance & Governance

A BILL

6 **For an ordinance amending Ordinance No. 20171335, Series of 2017 to revise the**
7 **legal description designated as Unit 3 located near 17th Street, Platte Street and**
8 **Interstate 25.**

9 **WHEREAS**, Ordinance No. 3, Series of 1962 dedicated certain property as part of the right
10 of way for I-25; and

11 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver found
12 and determined that the property and legal description designated as Unit 3 in Ordinance No. 3,
13 Series of 1962 (“Unit 3”) could be amended to remove the right-of-way designation for a certain
14 portion of Unit 3; and

15 **WHEREAS**, Ordinance No. 20171335, Series of 2017 was intended to remove a certain
16 portion of the legal description of the right of way from Unit 3; and

17 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has
18 found and determined that the legal description used in Ordinance No. 20171335, Series of 2017
19 amending Ordinance No. 3, Series of 1962 was incorrect because of a scrivener’s error; and

20 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has
21 found and determined that the legal description included in Ordinance No. 20171335, Series of 2017
22 must be amended to delete the scrivener’s error and insert the correct legal description.

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

24 **Section 1.** That language in Section 1 in Ordinance No. 20171335, Series of 2017 shall be
25 stricken and replaced with the following language:

26 “That the legal description designated as Unit 3 in Ordinance No. 3, Series of 1962, shall be
27 and hereby is amended to remove the following described parcel of land from said Unit 3:

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000188:

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3 A parcel of land No. 257-EX of the Department of Transportation, State of Colorado Project No. UI
4 002-2(8), containing 62,601 sq. ft. (1.437 acres), more or less, in the South ½ of Section 28,
5 Township 3 South, Range 68 West, of the 6th Principal Meridian, in City and County of Denver,
6 Colorado, being more particularly described as follows:

7 Commencing at the intersection of the 20 foot range line in Platte Street and the 21.5 foot range line
8 of 17th Street;

9 Thence N. 21°37'07" E., 50.62 feet, to a point being the intersection of a line 46.50 feet northeasterly
10 and parallel with said 21.5 foot range line in 17th Street, and a line 20.0 feet northwesterly and
11 parallel with said 20 foot range line in Platte Street, said point also being an angle point of the Valley
12 Highway Right of Way Ordinance Number 3, series 1962, depicted on the Plat of Kasserman's
13 Addition to the City and County of Denver, and the southeasterly Right of Way line of I-25 as shown
14 on the Right of Way plans for CDOT Project Numbers UI-002-2(8) and IR 25-2(198), said point also
15 being the POINT OF BEGINNING;

16 1. Thence N. 45°08'40" W., a distance of 155.02 feet, coincident with said Valley Highway and
17 southeasterly I-25 Right of Way line;

18 2. Thence departing said Right of Way line, N. 47°29'25" E., a distance of 117.52 feet;

19 3. Thence N. 53°56'40" E., a distance of 159.85 feet;

20 4. Thence N. 59°36'47" E., a distance of 88.17 feet;

21 5. Thence N. 65°49'07" E., a distance of 144.08 feet;

22 6. Thence on the arc of a non-tangent curve to the left, having a radius of 89.97 feet, a central angle
23 of 39°10'10", and a distance of 61.51 feet, (with a chord bearing S. 25°30'09" E., a distance of 60.32
24 feet);

25 7. Thence S. 45°05'10" E., a distance of 8.87 feet, to a point lying on the aforementioned Valley
26 Highway and southeasterly I-25 Right of Way line, also being a line 5 feet northwesterly of the 20
27 foot range line in Platte Street;

28 Thence coincident with said Right of Way line the following 3 courses;

29 8. Thence S. 44°53'40" W., a distance of 217.43 feet;

30 9. Thence S. 56°58'41" W., a distance of 71.62 feet;

31 10. Thence S. 44°53'40" W., a distance of 187.31 feet, more or less, to the TRUE POINT OF
32 BEGINNING.

33 The above described parcel contains 62,601 sq. ft. (1.437 acres), more or less.

34 Basis of Bearings: All bearings are based on a 20.0 foot range line between two points in Platte
35 Street, bearing S. 44°53'40" W., with a record distance of 480.40 feet as shown on the Right of Way
36 plans for CDOT Project Number IR 25-2(198)."

