

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CB15-0714

SERIES OF 2015

COMMITTEE OF REFERENCE:

Infrastructure & Culture

A BILL

For an ordinance designating certain property as “park” under section 2.4.5 of the city charter, namely Lakewood/Dry Gulch Park.

Whereas, the following real property, known as Lakewood/Dry Gulch Park, which is under the jurisdiction of the Denver Department of Parks and Recreation, has been or will be used for park purposes within the City and County of Denver (“Park Property”):

Parcel 1

All or portion of the following Tracts, Lots, Parcels or vacated Rights of Ways as recorded in the City and County of Denver Clerk and Recorder’s Office and situated in the North half of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian and located in the City and County of Denver, State of Colorado described as follows:

Quitclaim Deed to the City and County of Denver at Reception No. R-91-0048217 less and except that portion Quitclaimed to the Regional Transportation District (RTD) at Reception No. 2010041571 and Zenobia Street as vacated by Ordinance 681 Series 2009 as Parcel V-20 and Warranty Deed to the City and County of Denver in Book 3172, Page 68 and Yates Street as vacated by Ordinance 681 Series 2009 as Parcel V-21 and Warranty Deed to the City and County of Denver in Book 5481, Page 535 and known as Parcel No.5 less and except 20 feet for an alley per Ordinance 248 Series 1950 and Warranty Deed to the City and County of Denver at Reception No. 2000014795 and known as Parcel TKN-3 and Warranty Deed to the City and County of Denver in Book 5481, Page 535 and known as Parcel No.6 and Rule and Decree dated April 18, 2001 to the City and County of Denver and known as Parcel TKN-4 and Warranty Deed to the City and County of Denver in Book 5481 at Page 535 and known as Parcel No. 7 and Lots 3-6 Block 3 Knox Addition per Warranty Deed in Book 7216, Page 482 and the South half of Lots 1-2 Block 3 Knox Addition per Warranty Deed in Book 7126, Page 7 and the North half of Lots 1-2 Block 3 Knox Addition per Rule and Decree at Reception No. 2008168935 and Winona Court as vacated in Ordinance 681 Series 2009 as Parcel V-25 and Lots 1-7 Block 2 Knox Addition per Warranty Deed in Book 7214, Page 65 and Utica Street as vacated by Ordinance 681 Series 2009 as Parcel V-27 and West 12th Avenue as vacated by Ordinance 681 Series 2009 as Parcel V-1 and Lots 1-7 Block 1 Knox Addition per Warranty Deed in Book 7216, Page 484 and Tennyson Street as vacated by Ordinance 681 Series 2009 as Parcel V-29 and portion of Lot 18 and all of Lots 19-24 Block 8 West Villa Park Annex per Warranty Deed in Book 7306, Page 306 and Book 7261, Page 492 and Book 7261, Page 490 and a portion of Lot 31 and all of Lots 25-30 Block 8 West Villa Park Annex per Warranty Deeds in Book 7298, Page 142, Book 7261, Page 486 and Book 7261, Page 490 and Stuart Street as vacated by Ordinance 681 Series 2009 as Parcel V-30 and West 12th Avenue as vacated by Ordinance 681 Series 2009 as Parcel V-2 and Lots 18-24 Block 7 West Villa Park Subdivision per Warranty Deeds in Book 7196, Page 396 less and except Reception No. 9800171640 and Book 7214, Page 63 and an alley vacated by Ordinance 681 Series 2009 as Parcel V-10 and Lots 25-30 Block 8 West Villa Park Subdivision per Warranty Deed in Book 7303, Page 287 and a portion of Lot 16 and all of Lots 17-24 Block 7 West Villa Park Subdivision per Warranty Deeds in Book 7303, Page 283 and Book 7303, Page 285 and Lots 25-29 and a portion of Lot 30 Block 7 West Villa Park Subdivision per Warranty Deed in Book 7261, Page 504-508 less and except Reception No. 9800086493 and less and except all land within Quitclaim Deed to Regional Transportation District at Reception No. 2010041571 and being additionally described as follows;

1 Commencing at a found 3.25" aluminum cap "PLS 34579 2005" in a range box at the intersection of
2 Sheridan Boulevard and West 13th Avenue for the Northwest Quarter of the Southwest Quarter of the
3 Northwest Quarter of Section 6, Township 4 South, Range 68 West;
4 Thence S31°54'27"E a distance of 566.90 feet to a found 3.25" aluminum cap "RTD ROW PT# 3018 PLS
5 24942" located along the West line of Zenobia Street as vacated by Ordinance 681 Series 2009 as Parcel
6 V-20 and being the Northeast corner of a parcel as described in Quitclaim Deed to Regional Transportation
7 District at Reception No. 2010041571;
8 Thence S81°31'32"W along the North line of said Reception No. 2010041571 a distance of 214.76 feet to
9 the beginning of a curve to the right;
10 Thence along said curve whose central angle is 85°56'05", a radius of 15.00 feet and an arc length of 22.50
11 feet to a point along the Easterly line of said Reception No. 2010041571.
12 Thence N12°32'23"W along said Easterly line a distance of 52.89 feet to the intersection of said Reception
13 No. 2010041571 and Quitclaim Deed to the City and County of Denver at Reception No.R-91-0046780;
14 Thence S89°47'52"E along the North line of said Reception No.R-91-0046780 a distance of 240.63 feet to
15 the West Right of Way of Zenobia Street;
16 Thence S00°35'28"E along the West Right of Way line of said Zenobia Street a distance of 10.02 feet to the
17 beginning of a curve to the left;
18 Thence along said curve and the Southerly Right of Way of said Zenobia Street as described in Ordinance
19 681 Series 2009 as Parcel V-20 and Ordinance 798 Series 2005 whose central angle is 180°05'31", a
20 radius of 50.00 feet, an arc length of 157.16 feet, whose chord bears S84°23'14"E, a chord distance of
21 100.58 feet to the North line of Warranty Deed in Book 3172, Page 68;
22 Thence S89°38'15"E a distance of 585.08 feet along the North line of said Book 3172, Page 68 and the
23 North line of Yates Street as vacated by Ordinance 681 Series 2009 as Parcel V-21 and the North line of
24 Warranty Deed in Book 5481, Page 535, also known as Parcel No. 5, and the South Right of Way line for
25 an alley per Ordinance 248 Series 1950 and the North line of Xavier Street as vacated by Ordinance 681
26 Series 2009 as Parcel V-22 and continuing to the Northeast corner of said Parcel V-22 and being along the
27 West line of Warranty Deed at Reception No. 2000014795, also known as Parcel TKN-3 and being the East
28 Right of Way line of Xavier Street;
29 Thence N00°13'22"W along said East Right of Way line and West line of said Parcel TKN-3 a distance of
30 80.27 feet to the Northwest corner of said Reception No. 2000014795;
31 Thence S89°31'31"E along the North line of said Reception No. 2000014795 a distance of 124.74 feet to
32 Northeast corner of said Parcel and being a point along the West line of Rule and Decree dated April 18,
33 2001, also known as Parcel TKN-4 ;
34 Thence N00°23'13"W along said West line of Parcel TKN-4 a distance of 20.84 feet to the Northwest corner
35 of said Parcel TKN-4;
36 Thence N89°47'34"E along the North line of said Parcel TKN-4 a distance of 139.64 feet to the Northeast
37 corner of said parcel and the West Right of Way line of Wolff Street;
38 Thence S00°13'29"E a distance of 104.74 feet along said West Right of Way line and the East line of Parcel
39 TKN-4 and also being the East line of Warranty Deed in Book 5481, Page 535, also known as Parcel No. 6
40 and continuing to the Northwest corner of Wolff Street as vacated by Ordinance 681 Series 2009 as Parcel
41 V-23;
42 Thence S89°39'12"E a distance of 931.83 feet along the North line of said vacated Parcel V-23 and the
43 South Right of Way line of Wells Place per Ordinance 123 Series 1961 and being the Northerly line of
44 Warranty Deed in Book 5471, Page 535, also known as Parcel No. 7 and the North line of Wolff Street as
45 vacated by Ordinance 681 Series 2009 as Parcel V-24 and the North line of Warranty Deed in Book 7216,

1 Page 482 within Block 3 Knox Addition and the North line of Rule and Decree at Reception No. 2008168935
2 within Block 3 Knox Addition and the North line of Winona Court as vacated by Ordinance 681 Series 2009
3 as Parcel V-25 and the North line of Warranty Deed in Book 7214, Page 65 within Block 2 Knox Addition
4 and the North line of Utica Street as vacated by Ordinance 681 Series 2009 as Parcel V-27 and continuing
5 to the Southwest corner of Wells Place as vacated by Ordinance 681 Series 2009 as Parcel V-38;
6 Thence N00°23'43"W a distance of 60.00 feet along the West line of said Parcel V-38 continuing to the
7 Southwest corner of Lot 17, Block 2, Pleasant Hill Subdivision;
8 Thence N00°21'43"W along the West line of Lots 17 – 20, in said Block 2, a distance of 100.05 feet to the
9 Northwest corner of said Lot 20;
10 Thence S89°39'31"E along the North line of Lots 20 and 13 in said Block 2, a distance of 250.00 feet to the
11 Northeast corner of Lot 13 in said Block 2;
12 Thence S00°27'13"E along the East line of Lots 13 – 16 in said Block 2, a distance of 100.21 feet to the
13 Southeast corner of Lot 16 in said Block 2;
14 Thence S89°39'12"E a distance of 60.00 feet to the Southwest corner of Block 1, in said Pleasant Hill
15 Subdivision;
16 Thence S89°39'12"E along the South line of said Block 1, a distance of 106.50 feet to the East line of said
17 Block 1;
18 Thence S00°23'50"E along a Southerly extension of said East line of Block 1, a distance of 60.00 feet to a
19 point of intersection with an Easterly extension of the South right-of-way line of W. Wells Pl. as described in
20 Ordinance No. 123 of 1961, and the North line of Tennyson Street as vacated by Ordinance 681 Series
21 2009 as Parcel V-29;
22 Thence S00°24'02"E along the East line of said vacated Parcel V-29 a distance of 7.91 feet to the North line
23 of said vacated Parcel V-29;
24 Thence S89°39'28"E a distance of 301.55 feet along the North line of said vacated Parcel V-29 and the
25 North line of Warranty Deed in Book 7306, Page 306 and Warranty Deed in Book 7298, Page 142 and also
26 being the South Right of Way line of Wells Place by Ordinance 798 Series 2005 and continuing to a point
27 along the West Right of Way line of Stuart Street;
28 Thence S00°19'04"W a distance of 12.31 feet along said West Right of Way line to the Northwest corner of
29 Stuart Street as vacated by Ordinance 681 Series 2009 as Parcel V-30 and being the Northeast corner of
30 Lot 30 Block 8 West Villa Park Annex;
31 Thence S89°39'37"E a distance of 65.00 feet along the North line of said vacated Parcel V-30 to the
32 Northeast corner of said Parcel V-30 and being the Northwest corner of Lot 19 Block 7 West Villa Park
33 Subdivision and being a point along the East Right of Way line of said Stuart Street and along the West line
34 of Warranty Deed in Book 7196, Page 396, less and except Reception No. 9800171640;
35 Thence N00°19'04"E a distance of 22.32 feet along said East Right of Way line and the West line of Lot 20
36 Block 8 West Villa Park Subdivision and the West line of said Book 7196, Page 396 to the Northwest corner
37 of said Book 7196, page 396 and being the Southwest corner of said less and except Reception No.
38 9800171640;
39 Thence S88°18'13"E a distance of 125.07 feet along the North line of said Book 7196, Page 396 and the
40 South line of said Reception No. 980017640 to a point along the East line of Lot 18 Block 7 West Villa Park
41 Subdivision and also the West line of an alley vacated by Ordinance 681 Series 2009 as Parcel V-10 and
42 also being the Southeast corner of said less and except Reception No. 9800171640;
43 Thence S89°40'47"E a distance of 7.50 feet to the center of said vacated alley;
44 Thence S00°19'13"W a distance of 19.36 feet along the center of said vacated alley;

1 Thence S89°40'47"E a distance of 7.50 feet to the East line of said vacated alley Parcel V-10 and the
2 Northwest corner of Lot 30 Block 7 West Villa Park Subdivision and the Northwest corner of Warranty Deed
3 in Book 7303, Page 287;

4 Thence S89°39'40"E a distance of 175.02 feet along the North line of said Book 7303, Page 287 and the
5 North line of said Lot 30 and the North line of Raleigh Street as vacated by Ordinance 681 Series 2009 as
6 Parcel V-32 and continuing to the beginning of a curve to the left and the Right of Way line of Raleigh Street
7 by Ordinance 798 Series 2005;

8 Thence along said curve whose central angle is 90°01'09", a radius of 50.00 feet, an arc length of 78.56
9 feet, whose chord bears N45°19'49"E a chord distance of 70.72 feet to a point along North line of Lot 17
10 Block 6 West Villa Park Subdivision and being along the East Right of Way line of said Raleigh Street and
11 the Southwest corner of Warranty Deed in Book 7303, Page 283 less and except Ordinance 798 Series
12 2005;

13 Thence N00°19'23"E a distance of 24.89 feet along said East Right of Way line to the Northwest corner of
14 said Book 7303, Page 283 less and except Ordinance 798 Series 2005 and being a point along the North
15 line of Lot 16 Block 6 West Villa Park Subdivision and the South line of a Right of Way for an alley by
16 Ordinance 798 Series 2005;

17 Thence S89°39'37"E a distance of 90.03 feet along the North line of said Book 7303, Page 283 and the
18 North line of said Lot 16 and the South line of said alley continuing to the Northwest corner of an alley as
19 vacated by Ordinance 681 Series 2009 as Parcel V-12;

20 Thence S89°39'37"E a distance of 7.50 feet along the North line of said Parcel V-12 to the center of the
21 vacated alley;

22 Thence S00°19'34"W a distance of 85.91 feet along the center of said vacated alley Parcel V-12;

23 Thence S89°39'40"E a distance of 7.50 feet to the East line of said vacated alley and being the Northwest
24 corner of Warranty Deed in Book 7261, pages 504-508 less and except Reception No.9800086493;

25 Thence S89°39'40"E a distance of 125.03 feet along the North line of said Book 7261, Pages 504-508 and
26 the South line of less and except Reception No. 9800086493 continuing to the West Right of Way line of
27 Quitman Street;

28 Thence S00°19'45"W a distance of 26.67 feet along said West Right of Way line and the East line of said
29 Book 7261, Pages 504-508 to the beginning of a non-tangent curve to the left and Right of Way by
30 Ordinance 798 Series 2005;

31 Thence along said curve and said West Right of Way line whose central angle is 145°04'11", a radius of
32 50.00 feet, an arc length of 126.60 feet, whose chord bears S00°19'44"W, a chord distance of 95.39 feet to
33 a point along the East line of said Book 7261, Pages 504-508 and also a point along the East line of Lot 25
34 Block 6 West Villa Park Subdivision;

35 Thence S00°19'44"W a distance of 41.98 feet along the West line of said Quitman Street to the North Right
36 of Way line of the Regional Transportation District as described in Quitclaim Deed at Reception No.
37 2010041571;

38 Thence along said North Regional Transportation District Right of Way line the following courses:

39 N89°39'37"W a distance of 71.32 feet;

40 N00°20'23"W a distance of 11.17 feet;

41 N89°39'35"W a distance of 56.72 feet;

42 S00°20'26"W a distance of 20.23 feet;

43 N89°39'38"W a distance of 170.38 feet;

1 S00°20'23"W a distance of 3.50 feet;
2 N89°39'37"W a distance of 336.54 feet to the beginning of a curve to the left;
3 Thence along said curve whose central angle is 03°42'00", a radius of 3653.47 feet and an arc length of
4 235.93 feet;
5 S85°50'53"W a distance of 407.84 feet to the beginning of a curve to the right;
6 Thence along said curve whose central angle is 13°14'02", a radius of 1975.75 feet and an arc length of
7 456.35 feet;
8 N80°55'04"W a distance of 516.82 feet;
9 N09°04'48"E a distance of 10.00 feet;
10 N80°55'02"W a distance of 50.73 feet;
11 S08°32'21"W a distance of 10.00 feet;
12 N80°55'05"W a distance of 81.48 feet to the beginning of a curve to the left;
13 Thence along said curve whose central angle is 08°06'35", a radius of 2207.74 feet and an arc length of
14 312.49 feet;
15 N00°58'18"E a distance of 5.00 feet;
16 N89°01'42"W a distance of 525.32 feet to the East line of said vacated Zenobia Street by Ordinance 681
17 Series 2009 as Parcel V-20;
18 Thence S00°03'31"E a distance of 3.97 feet along said East line of vacated Parcel V-20 and the East Right
19 of Way line of said Regional Transportation District to the Southeast corner of said vacated Parcel V-20 and
20 the North Right of Way line of Regional Transportation District;
21 Thence N87°24'10"W a distance of 48.87 feet along said South line of vacated Parcel V-20 and North Right
22 of Way line of Regional Transportation District to the Southwest corner of said vacated Parcel V-20;
23 Thence N00°03'31"W a distance of 80.76 feet along the West line of said vacated Parcel V-20 and the East
24 line of Regional Transportation District Right of Way as described at Reception No. 2010041571 to the
25 Point of Beginning.
26

27 Parcel 2

28
29 All or portion of the following Tracts, Lots, Parcels or vacated Rights of Ways as recorded in the City and
30 County of Denver Clerk and Recorder's Office and situated in the North half of Section 6, Township 4
31 South, Range 68 West and the Southwest Quarter of the Northwest Quarter of Section 5, Township 4
32 South, Range 68 West of the 6th Principal Meridian and located in the City and County of Denver, State of
33 Colorado described as follows:
34 West 12th Avenue as vacated by Ordinance 681 Series 2009 as Parcel V-4 and Lots 23-24 Block 2 West
35 Villa Park Subdivision per Reception No. 199963010 known as Parcel TKN-10 except that portion dedicated
36 for alley Right of Way by Ordinance 798 Series 2005 and an alley as vacated by Ordinance 681 Series
37 2009 as Parcel V-17 and Lots 25-32 per Reception No. 9900183929 and Meade Street as vacated by
38 Ordinance 681 Series 2009 as Parcel V-37 and Lots 10-19 Block 1 West Villa Park Subdivision per
39 Treasurers Deed in Book 7303, Page 271 and an alley vacated by Ordinance 681 Series 2009 as Parcel V-
40 18 and Lots 34-43 Block 1 West Villa Park Subdivision per Treasurers Deed in Book 18, Page 387 and
41 Lowell Boulevard as vacated by Ordinance 559 Series 1982 Lots 6-7 Block 1 Villa Park Subdivision less
42 and except Warranty Deed to Denver Housing Authority in Reception No. 9800171639 and Lots 38-39
43 Block 1 Villa Park Subdivision per Treasurers Deed in Book 7289, Page 126 and portion of King Street as
44 vacated by Ordinance 82 Series 1975 and less and except all land within Quitclaim Deed to Regional
45 Transportation District (RTD) at Reception No. 2010041571 and being additionally described as follows;

1
2 Commencing at a found 3.25" aluminum cap "PLS 34579 2005" in a range box at the intersection of
3 Sheridan Boulevard and West 13th Avenue for the Northwest Quarter of the Southwest Quarter of the
4 Northwest Quarter of Section 6, Township 4 South, Range 68 West;
5 Thence S86°35'14"E a distance of 5610.86 feet to a found 3.25" aluminum cap "RTD ROW PT# 1147 PLS
6 24942" located at the intersection of the Northerly Right of Way line as described in Quitclaim Deed to
7 Regional Transportation District at Reception No. 2010041571 and the center of King Street as vacated by
8 Ordinance 82 Series 1975;
9 Thence along said Regional Transportation District Northerly Right of Way line the following courses:
10 N89°54'36"W a distance of 217.63 feet to the beginning of a curve to the left;
11 Thence along said curve whose central angle is 39°34'50", a radius of 450.00 feet and an arc length of
12 310.86 feet;
13 Thence S50°30'34"W a distance of 230.32 feet to the beginning of a curve to the right;
14 Thence along said curve whose central angle is 35°32'17", a radius of 486.00 feet and an arc length of
15 301.45 feet to the Southwest corner of West 12th Avenue as vacated by Ordinance 681 Series 2009 as
16 Parcel V-4 and being the East Right of Way line of Newton Street;
17 Thence N00°19'00"E a distance of 59.15 feet along said East Right of Way line to a point along the West
18 line of a Parcel described at Reception No. 199963010, also known as Parcel TKN-10 and being the
19 Southwest corner of an alley dedicated by Ordinance 798 Series 2005 and being the Northwest corner of
20 Lot 24 Block 2 West Villa Park Subdivision;
21 Thence S89°39'37"E a distance of 85.57 feet along the North line of said Lot 24 and the South line of said
22 alley;
23 Thence N78°10'13"E a distance of 40.37 feet departing said North line of Lot 24 and continuing along the
24 South line of said alley to the Northwest corner of an alley vacated by Ordinance 681 Series 2009 as Parcel
25 V-17;
26 Thence S89°40'50"E a distance of 7.50 feet along the North line of said alley to the center of said alley;
27 Thence N00°19'10"E a distance of 7.67 feet along the center of said alley;
28 Thence S89°40'50"E a distance of 7.50 feet along the North line of said alley to the Southwest corner of a
29 Right of Way for an alley dedicated by Ordinance 798 Series 2005 and being a point along the West line of
30 Lot 26 Block 2 West Villa Subdivision;
31 Thence N63°08'51"E a distance of 19.21 feet along the South line of said Right of Way for alley to a point
32 along the North line of said Lot 26;
33 Thence N00°19'10"E a distance of 49.94 feet along the East line of said alley Right of Way to a point along
34 the South line of Lot 29 Block 2 West Villa Park Subdivision and also being a point along the South line of
35 Warranty Deed at Reception No.9900183929 ;
36 Thence N34°04'06"W a distance of 30.27 feet along the North line of said alley Right of Way to the
37 Northwest corner of said Lot 29 and being a point along the West line of said Reception No. 9900183929
38 and the Southwest corner of an alley vacated by Ordinance 681 Series 2009 as Parcel V-19;
39 Thence N00°19'10"E a distance of 74.91 feet along the East line of said vacated alley and West line of said
40 Reception No.9900183929 to the Northwest corner of said Reception No. 9900183929 and also the
41 Northwest corner of Lot 32 Block 2 West Villa Park Subdivision;
42 Thence S89°39'39"E a distance of 174.64 feet along the North line of said Lot 32 and the North line of said
43 Reception No. 9900183929 and the North line of Meade Street as vacated by Ordinance 681 Series 2009

1 as Parcel V-37 and continuing to the beginning of a curve to the left as dedicated as Right of Way by
2 Ordinance 798 Series 2005;
3 Thence along said curve whose central angle is $162^{\circ}06'52''$, a radius of 50.02 feet, an arc length of 141.53
4 feet, whose chord bears $N09^{\circ}18'00''E$ a chord distance of 98.82 feet to a point along the East Right of Way
5 for Meade Street and being along the West line of Treasurers Deed in Book 7303, Page 271 and the West
6 line of Lot 13 Block 1 West Villa Park Subdivision;
7 Thence $N00^{\circ}19'31''E$ a distance of 77.18 feet along the East Right of Way of said Meade Street and the
8 West line of said Book 7303, Page 271 to the Northwest corner of said Book 7303, Page 271 and being the
9 Northwest corner of Lot 10 Block 1 West Villa Park Subdivision;
10 Thence $S89^{\circ}39'57''E$ a distance of 125.01 feet to the Northeast corner of said Book 7303, Page 271 and the
11 Northeast corner of said Lot 10 and being a point along the West line of an alley vacated by Ordinance 681
12 Series 2009 as Parcel V-18;
13 Thence $S89^{\circ}40'30''E$ a distance of 7.50 feet to the center of said alley;
14 Thence $N00^{\circ}19'25''E$ a distance of 99.87 feet along the center of said alley;
15 Thence $S89^{\circ}40'35''E$ a distance of 7.50 feet to the Northwest corner of Treasurers Deed in Book 18, Page
16 387 and the Northwest corner of Lot 43 Block 1 West Villa Park Subdivision;
17 Thence $S89^{\circ}39'52''E$ a distance of 132.52 feet to the Northeast corner of said Book 18, page 387 and the
18 Northeast corner of said Lot 43 and being a point along the West line of Lowell Boulevard as vacated by
19 Ordinance 559 Series 1982;
20 Thence $N89^{\circ}31'58''E$ a distance of 27.22 feet to the center of said Lowell Boulevard;
21 Thence $S00^{\circ}28'02''E$ a distance of 8.05 feet along the center of said Lowell Boulevard;
22 Thence $S89^{\circ}40'39''E$ a distance of 27.22 feet to the East line of said vacated Lowell Boulevard and being a
23 point along the West line of Lot 6 Block 1 Villa Park Subdivision and being the Southwest corner of
24 Warranty Deed at Reception No. 9800171639;
25 Thence $S51^{\circ}53'41''E$ a distance of 107.68 feet along the South line of said Reception No. 9800171639 and
26 the North line of the remainder of Treasurers Deed in Book 18, Page 273 to a point along the North line of
27 Lot 9 Block 1 Villa Park Subdivision;
28 Thence $S66^{\circ}58'45''E$ a distance of 63.19 feet along the South line of said Reception No. 9800171639 and
29 the North line of said Book 18, Page 273 to the Southeast corner of said Lot 9 and being on the West line of
30 an alley vacated by Ordinance 434 Series 1967;
31 Thence $N89^{\circ}44'36''E$ a distance of 15.00 feet to the East line of said vacated alley and being the Northwest
32 corner of Lot 39 Block 1 Villa Park Subdivision and the Northwest corner of Treasurers Deed in Book 7298,
33 Page 126;
34 Thence $N89^{\circ}26'16''E$ a distance of 147.01 feet to the point of intersection of the North line of said Lot 39
35 and the North line of said Book 7298, Page 126 and the center of King Street as vacated by Ordinance 82
36 Series 1975;
37 Thence $S00^{\circ}33'18''E$ a distance of 49.19 feet along the center line of said vacated King Street to the Point
38 of Beginning.
39

40 Parcel 3

41
42 All or portion of the following Tracts, Lots, Parcels or vacated Rights of Ways as recorded in the City and
43 County of Denver Clerk and Recorder's Office and situated in the North half of Section 6, Township 4
44 South, Range 68 West and the Southwest Quarter of the Northwest Quarter of Section 5, Township 4

1 South, Range 68 West of the 6th principal meridian and located in the City and County of Denver, State of
2 Colorado described as follows:

3
4 Lots 25-29 Block 2 Villa Park Subdivision per Quitclaim Deed at Reception No. R-92-0008428 and Lots 30-
5 35 per Treasurers Deed in Book 6805, Page 55 and Lots 14-19 Block 2 Villa Park Subdivision per
6 Treasurers Deed in Book 7295, Page 168 and portion of an alley as vacated in Ordinance 266 Series 1966
7 and Lots 20-24 Block 2 Villa Park Subdivision per Quitclaim Deed in Reception No. R-92-0008428 and King
8 Street as vacated in Ordinance 266 Series 1956 and Ordinance 82 Series 1975 and Lots 25-30 Block 1
9 Villa Park Subdivision per Quitclaim Deed in Reception No. R-92-0008428 and Lots 31-33 and South half of
10 Lot 34 Block 1 Villa Park Subdivision per Treasurers Deed in Book 6805, Page 53 and the North half of Lot
11 34 and all of Lot 35 and the South half of Lot 36 Block 1 Villa Park Subdivision and an alley as vacated by
12 Ordinance 434 Series 1967 and Lots 12-13 and the North half of Lot 14 Block 1 Villa Park Subdivision per
13 Treasurers Deed in Book 16, Page 122 and Book 6805, Page 41 and the South half of Lot 14 and all of Lot
14 15 and the North half of Lot 16 Block 1 Villa Park Subdivision and the South half of Lot 16 and all of Lots 17-
15 19 Block 1 Villa Park Subdivision per Treasurers Deed in Book 7298, Page 124 and Lots 20-24 Block 1 Villa
16 Park Subdivision per Quitclaim Deed at Reception No. R-92-0008428 and Lowell Boulevard as vacated by
17 Ordinance 266 Series 1956 and Ordinance 559 Series 1982 and Lots 25-30 Block 1 West Villa Park
18 Subdivision and Lots 31-35 Block 1 West Villa Park Subdivision and an alley as vacated by Ordinance 681
19 Series 2009 as Parcel V-18 and Lots 17-24 Block 1 West Villa Park Subdivision and West 12th Avenue as
20 vacated by Ordinance 681 Series 2009 as Parcel V-4 and V-5 and Lots 1-3 Block 16 West Villa Park
21 Subdivision per Quitclaim Deed at Reception No. R-92-0008428 less and except that portion dedicated as
22 Right of Way per Ordinance 798 Series 2005 and Lots 43-48 Block 15 West Villa Park Subdivision per
23 Quitclaim at Reception No. R-92-0008428 less and except that portion dedicated as Right of Way per
24 Ordinance 798 Series 2005 and an alley as vacated by Ordinance 681 Series 2009 as Parcel V-16 and Lots
25 1-9 Block 15 West Villa Park Subdivision less and except that portion dedicated as Right of Way per
26 Ordinance 798 Series 2005 and Newton Street as vacated by Ordinance 681 Series 2009 as Parcel V-36
27 and Lots 33-42 Block 14 West Villa Park Subdivision per Treasurers Deed in Book 7298, Page 132 and
28 Lots 43-48 of Block 14 West Villa Park Subdivision per Quitclaim Deed at Reception No. R-92-0008428 and
29 an alley as vacated by Ordinance 681 Series 2009 as Parcel V-15 Lots 1-6 Block 14 West Villa Park
30 Subdivision per Quitclaim Deed at Reception No. R-92-0008428 and Lots 7-24 Block 14 West Villa Park
31 Subdivision per Treasurers Deed in Book 7298, Page 132 and Osceola Street as vacated by Ordinance 681
32 Series 2009 as Parcel V-35 and Lots 25-27 Block 13 West Villa Park Subdivision per Treasurers Deed
33 7264, Page 414 and Lot 28 Block 13 West Villa Park Subdivision per Treasurers Deed in Book 9895, Page
34 81 and Lot 29 Block 13 West Villa Park Subdivision per Treasurers Deed in Book 7264, Page 418 and Lots
35 30-36 Block 13 West Villa Park Subdivision per Treasurers Deed in Book 6688, Page 382 less and except
36 that portion dedicated as alley Right of Way per Ordinance 798 Series 2005 and Lots 37-48 Block 13 West
37 Villa Park Subdivision per Quitclaim Deed at Reception No. R-92-0008428 less and except that portion
38 dedicated as alley Right of Way per Ordinance 798 Series 2005 and an alley as vacated in Ordinance 681
39 Series 2009 as Parcel V-14 and Lots 1-6 Block 13 West Villa Park Subdivision per Quitclaim Deed at
40 Reception No. R-92-0008428 and Lots 7-8 Block 13 West Villa Park Subdivision per Treasurers Deed in
41 Book 7264, Page 404 and Lot 9 Block 13 West Villa Park Subdivision per Treasurers Deed in Book 7264,
42 Page 406 and Lot 10 Block 13 West Villa Park Subdivision per Treasurers Deed in Book 7264, Page 408
43 and Lot 11 Block 13 West Villa Park Subdivision per Treasurers Deed in Book 7264, Page 410 and less and
44 except all land within Quitclaim Deed to Regional Transportation District (RTD) at Reception No.
45 2010041571 and being additionally described as follows;

46
47 Commencing at a found 3.25" aluminum cap "PLS 34579 2005" in a range box at the intersection of
48 Sheridan Boulevard and West 13th Avenue for the Northwest Quarter of the Southwest Quarter of the
49 Northwest Quarter of Section 6, Township 4 South, Range 68 West;
50 Thence S86°12'24"E a distance of 5816.44 feet to a found 3.25" aluminum cap "RTD ROW PT# 3090 PLS
51 24942" located along the Southerly Right of Way line as described in Quitclaim Deed to Regional
52 Transportation District at Reception No. 2010041571 and being Westerly 92.63 feet of the West Right of

1 Way line of Knox Court and along the North line of Treasurers Deed in Book 6805, Page 55 and the North
2 line of Lot 35 Block 2 Villa park Subdivision;
3 Thence S00°15'11"E a distance of 37.16 feet along the East line of said Regional Transportation District
4 Right of way at Reception No. 2010041571;
5 Thence N89°43'53"E a distance of 92.79 feet to the East line of said Book 6805, Page 55 and the West
6 Right of Way line of Knox Court and the East line of said Reception No. 2010041571;
7 Thence S00°33'08"E a distance of 237.65 feet along the East line of said Book 6805, page 55 and
8 Quitclaim Deed at Reception No. R-92-0008428 and the West Right of Way line of said Knox Court to the
9 Southeast corner of said Reception No. R-92-0008428 and being the Northwest corner of the intersection of
10 said Knox Court and West 12th Avenue;
11 Thence S89°43'57"W a distance of 264.76 feet along the North Right of Way line of said West 12th Avenue
12 and the South line of said Reception No. R-92-0008428 to the Southeast corner of King Street as vacated
13 by Ordinance 266 Series 1956;
14 Thence S89°44'36"W a distance of 60.00 feet along the South line of said vacated King Street and the
15 North Right of Way line of said West 12th Avenue;
16 Thence S89°45'48"W a distance of 304.78 feet continuing along the South line of said Reception No. R-92-
17 0008428 and the North Right of Way line of West 12th Avenue to the Southeast corner of Lowell Boulevard
18 as vacated by Ordinance 266 Series 1956;
19 Thence S89°59'45"W a distance of 60.98 feet along the South line of said vacated Lowell Boulevard and
20 the North Right of Way line of said West 12th Avenue;
21 Thence N89°40'22"W a distance of 125.03 feet continuing along the South line of said Reception No. R-92-
22 0008428 and the North Right of Way line of West 12th Avenue to the Southeast corner of an alley vacated
23 by Ordinance 681 Series 2009 as Parcel V-18 and the Northeast corner of West 12th Avenue as vacated by
24 Ordinance 681 Series 2009 as Parcel V-5;
25 Thence S50°19'55"W a distance of 46.74 feet along the East line of said vacated West 12th Avenue to the
26 beginning of a curve to the left; Thence along said curve whose central angle is 07°47'14", a radius of
27 104.92 feet and an arc length of 14.26 feet;
28 Thence S42°32'44"W a distance of 83.28 feet along the Westerly Right of Way line for West 12th Avenue
29 as dedicated by Ordinance 798 Series 2005 to the beginning of a curve to the right;
30 Thence along said curve whose central angle is 32°32'03", a radius of 174.95 feet and an arc length of
31 99.34 feet to a point along the South line of Meade Street as vacated by Ordinance 681 Series 2009 as
32 Parcel V-37;
33 Thence S75°04'12"W a distance of 133.89 feet long the North Right of Way line of West 12th Avenue as
34 dedicated by Ordinance 798 Series 2005 and continuing to the beginning of a curve to the left;
35 Thence along said curve to the left and said North Right of Way line for West 12th Avenue, whose central
36 angle is 25°27'14", a radius of 325.08 feet and an arc length of 144.42 feet;
37 Thence S49°36'27"W a distance of 38.03 feet to the intersection of the Southeast corner of Newton Street
38 as vacated by Ordinance 681 Series 2009 as Parcel V-36 and the Northwest corner of said North Right of
39 Way for West 12th Avenue by Ordinance 798 Series 2005;
40 Thence N89°40'26"W a distance of 32.50 feet to the center of said vacated Newton Street;
41 Thence S00°19'34"W a distance of 27.97 feet along the center of said vacated Newton Street;
42 Thence S49°36'50"W a distance of 42.88 feet to the Southwest corner of said vacated Newton Street and
43 being a point along the East line of Treasurers Deed in Book 7298, page 132;

1 Thence $S00^{\circ}19'34''W$ a distance of 123.72 feet along the West Right of Way line of Newton Street to the
2 Southeast corner of said Book 7298, page 132;
3 Thence $N89^{\circ}40'26''W$ a distance of 125.01 feet along the South line of said Book 7298, page 132 to the
4 East line of an alley vacated by Ordinance 681 Series 2009;
5 Thence $N89^{\circ}40'30''W$ a distance of 7.50 feet to the center of said vacated alley;
6 Thence $S00^{\circ}19'30''W$ a distance of 199.92 feet along the center of said vacated alley to the North Right of
7 Way line of West 10th Avenue;
8 Thence $N89^{\circ}39'38''W$ a distance of 7.50 feet to the West line of said vacated alley;
9 Thence $N89^{\circ}39'38''W$ a distance of 315.00 feet continuing along the North Right of Way line of said West
10 10th Avenue to the East line of an alley and the Southwest corner of Lot 25 Block 13 West Villa Park
11 Subdivision and the Southwest corner of Treasurers Deed in Book 7264, page 414;
12 Thence $N00^{\circ}19'24''E$ a distance of 199.92 feet along the East line of said alley and the West line of said
13 Book 7264, Page 414 and the West line of Treasurers Deed in Book 9895, Page 81 and the West line of
14 Treasurers Deed in Book 7264, Page 418 and Treasurers Deed in Book 6688, Page 382 and continuing to
15 the Southwest corner of Lot 33 Block 13 West Villa Park Subdivision and the most Southerly corner of Right
16 of Way dedicated by Ordinance 798 Series 2005;
17 Thence $N34^{\circ}33'15''E$ a distance of 30.22 feet along the Easterly line of said Right of Way;
18 Thence $N00^{\circ}19'24''E$ a distance of 74.97 feet along said East Right of Way line to a point along the North
19 line of Lot 36 Block 13 West Villa Park Subdivision;
20 Thence $N51^{\circ}39'42''W$ a distance of 21.57 feet along said Easterly Right of Way to the Southeast corner of
21 an alley vacated by Ordinance 681 Series 2009 as Parcel V-14;
22 Thence $N00^{\circ}19'24''E$ a distance of 11.71 feet along the East line of said vacated alley and the West line of
23 said Reception No. R-92-0008428 continuing to the Northwest corner of Lot 37 Block 13 West Villa Park
24 Subdivision;
25 Thence $N89^{\circ}39'37''W$ a distance of 15.00 feet to the West line of said vacated alley and the Southeast
26 corner of Lot 11 Block 13 West Villa Park Subdivision and the Northeast corner of Right of Way as
27 dedicated by Ordinance 798 Series 2005 and being a point along the East line of Treasurers Deed in Book
28 7264, Page 410;
29 Thence $N89^{\circ}39'37''W$ a distance of 125.00 feet along the North line of said Right of Way to the Southwest
30 corner of said Lot 11 and being a point along the East Right of Way line of Perry Street;
31 Thence $N00^{\circ}19'22''E$ a distance of 263.11 feet along the East Right of Way line of said Perry Street and the
32 West line of said Book 7264, Page 410 and Treasurers Deed in Book 7264, Page 408 and Treasurers Deed
33 in Book 7264, Page 406 and Treasurers Deed in Book 7264, Page 404 and West line of said Reception No.
34 R-92-0008428 to the intersection of the East line of said Perry Street and the South Right of Way line of
35 said Quitclaim Deed to Regional Transportation District at Reception No. 2010041571;
36 Thence along said Regional Transportation District Southerly Right of Way line the following courses:
37 $S89^{\circ}39'37''E$ a distance of 624.83 feet to the beginning of a curve to the left;
38 along said curve whose central angle is $39^{\circ}34'17''$, a radius of 522.00 feet and an arc length of 360.52 feet;
39 $N50^{\circ}46'06''E$ a distance of 183.99 feet to the beginning of a curve to the right;
40 along said curve whose central angle is $30^{\circ}37'04''$, a radius of 475.00 feet and an arc length of 253.83 feet;
41 $N81^{\circ}23'09''E$ a distance of 74.98 feet;
42 $N89^{\circ}20'59''E$ a distance of 205.59 feet;
43 $S00^{\circ}16'07''E$ a distance of 22.34 feet;

1 N89°43'53"E a distance of 77.00 feet;
2 N00°16'07"W a distance of 17.13 feet;
3 N89°43'27"E a distance of 164.22 feet to the Point of Beginning.

4
5 Parcel 4
6

7 All or portion of the following Tracts, Lots, Parcels or vacated Rights of Ways as recorded in the City and
8 County of Denver Clerk and Recorder's Office and situated in the North half of Section 6, Township 4
9 South, Range 68 West of the 6th principal meridian and located in the City and County of Denver, State of
10 Colorado described as follows:

11 Parcels of land per Quitclaim Deed in Reception No. R-92-0008428 less except portion Deed to Colorado
12 Department of Transportation in Reception No. 623204 and Book 7793, Page 127 and Wolff Street as
13 vacated by Ordinance 681 Series 2009 as Parcel V-24 and West 12th Avenue as vacated by Ordinance
14 681 Series 2009 and Lots 1-12 Block 4 Barnes Re-Subdivision of Block 4 Knox Addition per Quitclaim Deed
15 in Reception No. R-92-0008428 and an alley vacated by Ordinance 681 Series 2009 as Parcel V-6 and Lots
16 13-20 Block 4 Knox Addition per Warranty Deed at Reception No. 850054848 and Lots 21-24 Block 4 Knox
17 Addition per Treasurers Deed in Book 7126, Page 480 and Winona Court as vacated by Ordinance 681
18 Series 2009 as Parcel V-26 and Lots 1-7 Block 5 Knox Addition per Quitclaim Deed at Reception No. R-92-
19 0008428 and Utica Street as vacated by Ordinance 681 Series 2009 as Parcel V-28 and Lot 1 and the
20 North 100 feet of Lot 2 and all of Lots 3-4 and the North half of Lots 5-6 and all of Lot 7 of Block 6 Knox
21 Addition per Quitclaim Deed at Reception No. R-92-0008428 and the South 125 feet of Lot 2 Block 6 Knox
22 Addition per Rule and Decree at Reception No. 2000041350 and the South half of Lot 5 Block 6 Knox
23 Addition per Treasurers Deed in Book 7126, Page 5 and the South half of Lot 6 Block 6 Knox Addition per
24 Treasurers Deed in Book 7126, Page 3 and West 12th Avenue as vacated by Ordinance 681 Series 2009
25 as Parcel V-1 and Tennyson Street as vacated by Ordinance 681 Series 2009 as Parcel V-29 and Lots 1-6
26 Block 9 West Villa Park Subdivision per Quitclaim Deed at Reception No. R-92-0008428 and Lots 7-12
27 Block 9 West Villa Park Subdivision per Treasurers Deed in Book 7126, Page 484 and an alley as vacated
28 by Ordinance 681 Series 2009 as Parcel V-8 and Lots 38-42 Block 9 West Villa Park Subdivision per
29 Treasurers Deed in Book 7298, Page 128 less and except that portion dedicated as Right of Way in
30 Ordinance 798 Series 2005 and Lots 43-48 Block 9 West Villa Park Subdivision per Quitclaim Deed at
31 Reception No. R-92-0008428 and Stuart Street as vacated by Ordinance 681 Series 2009 as Parcel V-31
32 and Lots 1-6 Block 10 West Villa Park Subdivision per Quitclaim Deed at Reception No. R-92-0008428 and
33 Lots 7-10 Block 10 West Villa Park Subdivision less and except that portion dedicated as Right of Way by
34 Ordinance 798 Series 2005 and an alley vacated by Ordinance 681 Series 2009 as Parcel V-9 and an alley
35 vacated by Ordinance 681 Series 2009 as Parcel V-39 and Lots 40-42 Block 10 West Villa Park Subdivision
36 per Treasurers Deed in Book 7298, Page 130 and Lots 43-48 Block 10 West Villa Park Subdivision per
37 Quitclaim Deed at Reception No. R-92-0008428 and Raleigh Street as vacated by Ordinance 681 Series
38 2009 as Parcel V-33 and Lots 1-10 Block 11 West Villa Park Subdivision per Quitclaim Deed at Reception
39 No. R-92-0008428 and an alley as vacated by Ordinance 681 Series 2009 as Parcel V-11 and Lots 39-48
40 Block 11 West Villa Park Subdivision per Quitclaim Deed R-92-0008428 and Quitman Street as vacated by
41 Ordinance 681 Series 2009 as Parcel V-34 and West 12th Avenue as vacated by Ordinance 681 Series
42 2009 as Parcel V-2 and V-40 and Lots 1-10 Block 12 West Villa Park Subdivision per Quitclaim Deed R-92-
43 0008428 and an alley vacated by Ordinance 681 Series 2009 as Parcel V-13 and Lots 38-40 Block 12 West
44 Villa Park Subdivision per Treasurers Deed in Book 7264, Page 402 less and except that portion dedicated
45 as Right of Way by Ordinance 798 Series 2005 and Lots 41-47 Block 12 West Villa Park Subdivision per
46 Quitclaim Deed R-92-0008428 and less and except all land within Quitclaim Deed to Regional
47 Transportation District (RTD) at Reception No. 2010041571 and being additionally described as follows;

48
49 Commencing at a found 3.25" aluminum cap "PLS 34579 2005" in a range box at the intersection of
50 Sheridan Boulevard and West 13th Avenue for the Northwest Quarter of the Southwest Quarter of the
51 Northwest Quarter of Section 6, Township 4 South, Range 68 West;

1 Thence S20°09'33"E a distance of 662.53 feet to a found 3.25" aluminum cap "RTD ROW PT# 3010 PLS
2 24942" located along the Southerly Right of Way line as described in Quitclaim Deed to Regional
3 Transportation District at Reception No. 2010041571 and being Easterly 163.13 feet of the East Right of
4 Way line of Sheridan Boulevard and along the North line of Quitclaim Deed at Reception No.R-92-0008428;
5 Thence along said South Right of Way line of the Regional Transportation District the following courses:
6 Thence N00°58'18"E a distance of 7.58 feet;
7 Thence S89°01'42"E a distance of 352.77 feet;
8 Thence N00°58'18"E a distance of 2.00 feet;
9 Thence S89°01'42"E a distance of 398.03 feet to the beginning of a curve to the right;
10 Thence along said curve whose central angle is 07°26'20", a radius of 2172.54 feet and an arc length of
11 282.07 feet;
12 Thence S08°32'24"W a distance of 10.00 feet;
13 Thence S81°05'15"E a distance of 50.22 feet;
14 Thence N09°05'05"E a distance of 10.00 feet;
15 Thence S80°55'05"E a distance of 516.82 feet to the beginning of a curve to the left;
16 Thence along said curve whose central angle is 13°14'03", a radius of 2009.73 feet and an arc length of
17 464.21 feet;
18 Thence N85°50'53"E a distance of 407.84 feet to the beginning of a curve to the right;
19 Thence along said curve whose central angle is 04°29'27", a radius of 2976.37 feet and an arc length of
20 233.29 feet;
21 Thence S89°39'38"E a distance of 164.93 feet;
22 Thence S85°50'46"E a distance of 15.03 feet;
23 Thence S89°39'37"E a distance of 156.61 feet;
24 Thence S00°20'23"W a distance of 6.50 feet;
25 Thence S89°39'37"E a distance of 215.40 feet;
26 Thence S00°20'23"W a distance of 14.08 feet;
27 Thence S89°39'37"E a distance of 288.14 feet;
28 Thence S00°18'57"W a distance of 11.00 feet;
29 Thence S89°39'37"E a distance of 58.86 feet;
30 Thence S00°20'23"W a distance of 10.00 feet;
31 Thence S89°39'37"E a distance of 50.04 feet;
32 Thence S00°19'37"W a distance of 40.00 feet;
33 Thence S89°40'23"E a distance of 16.18 feet to the West Right of Way line of Perry Street and the East line
34 of said Reception No. R-92-0008428 and being a point along the East line of Block 12 West Villa Park
35 Subdivision;
36 Thence S00°19'22"W a distance of 169.52 feet along said West Right of Way line of Perry Street and the
37 East line of said Reception No. R-92-0008428 and the East line of said Block 12 to a point for the Southeast
38 corner of the North half of Lot 38 Block 12 West Villa Park Subdivision and the Northeast corner for Right of
39 Way for an alley by Ordinance 798 Series 2005;

1 Thence N89°39'27"W a distance of 125.05 feet along the South line of the North half of said Lot 38 to the
2 Southwest corner of said North half and the Northwest corner of said Right of Way and being the Southeast
3 corner of an alley vacated by Ordinance 681 Series 2009 as Parcel V-13;
4 Thence N89°40'06"W a distance of 15.00 feet to the Southwest corner of said vacated alley;
5 Thence N00°18'57"E a distance of 13.98 feet along the West line of said vacated alley to the Northwest
6 corner of Lot 11 Block 12 West Villa Park Subdivision;
7 Thence N89°39'35"W a distance of 750.14 feet along the North line of said Lot 11 and the South line of
8 Quitman Street as vacated by Ordinance 681 Series 2009 as Parcel V-34 and the North Right of Way line of
9 West 11th Avenue by Ordinance 798 Series 2005 and the South line of Raleigh Street as vacated by
10 Ordinance 681 Series 2009 as Parcel V-33 and the South line of Lot 39 Block 10 West Villa Park
11 Subdivision and the South line of an alley vacated by Ordinance 681 Series 2009 as Parcel V-39 and the
12 South line of an alley vacated By Ordinance 681 Series 2009 as Parcel V-9 and the South line of Lot 10
13 Block 10 West Villa Park Subdivision and the North line of a Right of Way for an alley dedicated by
14 Ordinance 798 Series 2005 to the Easterly Right of Way line of Stuart Street dedicated by Ordinance 798
15 Series 2005 and the beginning of a curve to the left;
16 Thence along said curve whose central angle is 180°03'01", a radius of 50.00 feet, an arc length of 157.12
17 feet whose chord bears N89°39'48"W a chord distance of 100.01 feet to the West Right of Way line of said
18 Stuart Street and the Southeast corner of Lot 39 Block 9 West Villa Park Subdivision and the East line of
19 Treasurers Deed in Book 7298, Page 128;
20 Thence S00°15'10"W a distance of 8.98 feet along said West Right of Way line and the East line of said
21 Book 7298, Page 128 to the Northeast corner of Right of Way for an alley by Ordinance 798 Series 2005;
22 Thence N89°39'42"W a distance of 140.08 feet along said North Right of Way line and the South line of an
23 alley vacated by Ordinance 681 Series 2009 as Parcel V-8 to the Southwest corner of said Parcel V-8 and
24 being the West line of an alley and along the East line of Treasurers Deed in Book 7126, page 484;
25 Thence S00°18'12"W a distance of 41.00 feet along said West line of an alley and East line of said Book
26 7126, Page 484 to the Northeast corner of Lot 13 Block 9 West Villa Park Subdivision;
27 Thence N89°42'09"W a distance of 125.08 feet to the Northwest corner of said Lot 13 and the East Right of
28 Way line of Tennyson Street;
29 Thence N00°17'51"E a distance of 26.17 feet along said East Right of Way line to the Southeast corner of
30 Tennyson Street as vacated by Ordinance 681 Series 2009 as Parcel V-29 and being along the West line of
31 said Book 7126, Page 484 and the Northeast corner of the North Right of Way line of West 11th Avenue;
32 Thence N89°40'19"W a distance of 1224.41 feet along the South line of said vacated Tennyson Street and
33 the North Right of Way line of West 11th Avenue to the Southwest corner of Wolff Street as vacated by
34 Ordinance 681 Series 2009 as Parcel V-24;
35 Thence N00°23'08"W a distance of 139.99 feet along the West line of said vacated Wolff Street to the
36 Northeast corner of remaining Wolff Street;
37 Thence N89°39'47"W a distance of 897.72 feet along the North line of said remaining Wolff Street and the
38 South line of said Reception No. R-92-0008428 to a point along the East line of a 30 foot wide strip per said
39 Reception No. R-92-0008428;
40 Thence S00°05'00"W a distance of 33.76 feet along the East line of said 30 foot wide strip to the Southeast
41 corner of said 30 foot wide strip and being the South line of said Reception No. R-92-0008428;
42 Thence N89°39'47"W a distance of 477.11 feet along said South line of Reception No. R-92-0008428 to the
43 East Right of Way line of Sheridan Boulevard;
44 Thence N00°03'03"W a distance of 11.16 feet to the Southwest corner of Deed to Colorado Department of
45 Transportation for Right of Way at Reception No. 623204 and in Book 7793, Page 127;

1 Thence along said Right of Way line the following courses:
2 N89°38'29"E a distance of 17.11 feet;
3 N00°03'31"W a distance of 160.10 feet;
4 N89°38'29"E a distance of 58.00 feet;
5 N00°03'31"W a distance of 52.00 feet;
6 S89°38'29"W a distance of 40.86 feet;
7 N00°58'18"E a distance of 16.49 feet to the Southwest intersection of said Book 7793, Page 127 and said
8 Reception No. 2010041571 for the Regional Transportation District South Right of Way;
9 S89°01'42"E a distance of 163.13 feet along said South Right of Way line to the Point of Beginning.

10
11 **Whereas**, the Parks and Recreation Advisory Board and the Manager of Parks and Recreation
12 have recommended that said Park Property be formally designated as a "park" under section 2.4.5
13 of the City Charter.

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

16
17 **Section 1.** That the Park Property, known as Lakewood/Dry Gulch Park, is hereby designated as
18 a "park" under section 2.4.5 of the City Charter and shall henceforth be regarded as being a
19 designated park in the City and County of Denver, such designation being subject to the drainage
20 of Dry Gulch and Lakewood Gulch and the following documents recorded as specified with the
21 Denver Clerk and Recorder's Office: 1) the West Corridor property transferred to Regional
22 Transportation District in a quitclaim deed dated October 27, 2009, and recorded April 16, 2010, at
23 reception number 2010041571 (located within the geographical area of the Park Property but
24 excluded from legal description above); 2) the Easement Exchange Agreement with Metro
25 Wastewater Reclamation District ("Metro Wastewater") dated October 14, 2015, and recorded
26 October 15, 2015, at reception number 2015145722; 3) Easement to Metro Wastewater dated
27 March 19, 1991, and recorded on April 5, 1991, at reception number R-91-0048217; 4) Easement
28 to Metro Wastewater dated May 20, 1986, and recorded May 29, 1986, at reception number
29 073703; 5) Easement to Metro Wastewater dated August 3, 1983, and recorded August 3, 1983, in
30 Book 2874 at Page 129; 6) Easement to Metro Wastewater dated March 1, 1967, and recorded
31 January 4, 1968, in Book 9829 at Page 31; 7) Easement to Metro Wastewater dated February 14,
32 1966, and recorded February 23, 1966, in Book 9564 at page 311; 8) Easements to Public Service
33 Company of Colorado for transmission line corridor and other utility purposes dated January 28,
34 1992, and recorded January 28, 1992, at reception numbers R-92-0008428 and R-92-0008429; 9)
35 Right of Way Agreements for the Denver Water Board to construct and maintain water lines and

1 appurtenances dated March 4, 1975, and recorded March 24, 1975, at Book 1028 at Page 139
2 and at Book 1028 at Page 145; 10) Easement Agreement with Denver Water Board for the
3 construction and maintenance of water lines and appurtenances dated November 13, 2002, and
4 recorded November 19, 2002, at reception number 2002218343; 11) Easement to Denver Water
5 Board by Ordinance No. 556, Series of 1992; and 12) any other existing utilities lawfully located in
6 or on the Park Property as of the date of this park designation; to the extent that the above
7 easements are situated within the Park Property.

8

1 COMMITTEE APPROVAL DATE: October 7, 2015.

2 MAYOR-COUNCIL DATE: October 13, 2015.

3 PASSED BY 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

10 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney DATE: October 15, 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 not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.

15

16 D. Scott Martinez, Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____, 2015