

Legal Descriptions
Zone Map Amendment (Rezoning)
805 W. 38th Avenue

Total Rezoning Area: 2.9137 acres

Property owned by Wagner Equipment Co

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF BLOCKS 37 AND 44, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 40.00 FEET; THENCE NORTH 89°46'47" EAST ALONG THE SOUTH LINE OF BLOCK 44 OF VIADUCT ADDITION TO THE CITY OF DENVER PROJECTED WESTERLY, 50.00 FEET TO A POINT ON THE EAST LINE OF THE DENVER, UTAH & PACIFIC RAILROAD (NOW BURLINGTON NORTHERN RAILROAD) RIGHT-OF-WAY AS DESCRIBED IN BOOK 607 AT PAGE 230 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST ALONG SAID EAST LINE OF SAID RAILROAD RIGHT-OF-WAY, 625.00 FEET; THENCE NORTH 90°00'00" EAST, 219.15 FEET TO A POINT ON THE CENTERLINE OF VACATED GALAPAGO STREET; THENCE SOUTH 00°00'16" EAST ALONG SAID CENTERLINE OF VACATED GALAPAGO STREET, 184.22 FEET TO A POINT ON THE NORTH LINE OF WEST 39TH AVENUE; THENCE NORTH 89°59'32" WEST ALONG SAID NORTH LINE OF WEST 39TH AVENUE, 40.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 37 OF SAID VIADUCT ADDITION; THENCE SOUTH 00°00'16" EAST ALONG THE WEST LINE OF SAID GALAPAGO STREET AND THE EAST LINE OF BLOCK 44 OF SAID VIADUCT ADDITION, 440.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 44; THENCE SOUTH 89°46'47" WEST ALONG THE SOUTH LINE OF SAID BLOCK 44, 179.20 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED GALAPAGO STREET DESCRIBED AS FOLLOWS:

THAT PART OF GALAPAGO STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 43, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET A DISTANCE OF 71.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A NONTANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 48 FEET, A LENGTH OF 110.43 FEET AND A DELTA OF 131°48'37" WITH A CHORD OF 87.64 FEET, WHICH DEFLECTS 114°05'41" TO THE RIGHT FROM THE AFOREMENTIONED COURSE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID GALAPAGO STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO THE NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE VALLEY HIGHWAY TO THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET; THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE OF GALAPAGO STREET TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN WARRANTY DEED
RECORDED OCTOBER 13, 2010 UNDER RECEPTION NO. 2010117915,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

TOTAL SURVEYED PARCELS CONTAINS (118,773 SQUARE FEET) 2.9137 acres more or less.