

BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2017

COUNCIL BILL NO. CB17-0939

COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance approving a Framework Agreement and its exhibits among the City and County of Denver, Colorado State University, The Western Stock Show Association, and the National Western Center Authority; and exempting the public buildings on the National Western Center campus from the naming requirements of Section 2-275, D.R.M.C.

11 **WHEREAS**, the City and County of Denver is undertaking the acquisition, planning, design,
12 and construction of the National Western Center Campus, a transformation of the existing National
13 Western Stock Show Complex into the global destination for agricultural heritage and innovation. As
14 a year-round 21st century campus, the site will become an even more important and sustaining
15 economic engine for North Denver, the State, the region and a focal point of the Corridor of
16 Opportunity, building on the longstanding success of the National Western Stock Show as a
17 Colorado treasure; and
18

19 **WHEREAS**, the City is undertaking this significant project with its equity partners, including
20 the Western Stock Show Association and Colorado State University, which partners have developed
21 the Framework Agreement to memorialize their contributions to the National Western Center project
22 and to set requirements for the formation of a National Western Center Authority; and

23 **WHEREAS**, each of the Parties has committed substantial funds to the development of the
24 National Western Center; and

25 **WHEREAS**, the City and its partners are seeking additional funding to meet requirements
26 more fully delineated in the RTA application and to fulfill the campus's bold vision and mission for
27 the development of the National Western Center, including federal sources, grants, and non-public
28 sources; and

29 **WHEREAS**, the City and its partners have identified the licensing of the naming rights and
30 campus operating sponsorships to buildings, major components of buildings, and facilities owned by
31 the City and located at the National Western Center as a potential source for non-public funding for
32 the development of the National Western Center.

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

1 **Section 1.** The proposed Framework Agreement, including all of its exhibits, among the City
2 and County of Denver, Colorado State University, The Western Stock Show Association, and the
3 National Western Center Authority in the words and figures contained and set forth in that form of
4 Framework Agreement and its exhibits, available in the office and on the web page of City Council,
5 and to be filed in the office of the Clerk and Recorder, Ex-Officio Clerk of the City and County of
6 Denver, under City Clerk's Filing No. 20170416 is hereby approved.

7 **Section 2.** The public buildings and major components of buildings at the National Western
8 Center, to be located on the property described herein, are hereby exempt from the procedure for
9 naming public buildings or major components of buildings contained in Section 2-275, D.R.M.C.

10 **Parcel Description without east parcels:**

11 A part of the South half of Section 14, a part of the North half of Section 23, and a part of the
12 Northeast quarter of Section 22, Township 3 South, Range 68 West, of the 6th Principal Meridian,
13 City and County of Denver, State of Colorado more particularly described as follows:

14 Beginning at the intersection of the north line of said south half of section 14 and the east line of
15 Franklin St.;

16 Thence southerly, along said east line of Franklin St. to the northeasterly line of Race Ct.; Thence
17 southeasterly along said northeasterly line of Race Ct. and the extension of the northeasterly line of
18 said Race Ct. to the southeasterly line of Brighton Blvd.;

19 Thence southerly along the southeasterly and easterly line of said Brighton Blvd. to the southeasterly
20 extension of the southwesterly line of 44th St.;

21 Thence northwesterly along said southwesterly line of said 44th St. and the extension of the
22 southwesterly line of said 44th St. to the southerly line of 46th Ave.;

23 Thence westerly along said southerly line of 46th Ave. to the northwesterly line of the Chicago
24 Burlington and Quincy Railroad Mainline;

25 Thence southwesterly along said northwesterly line of the Chicago Burlington and Quincy Railroad
26 Mainline to the westerly line of the Official Channel of the South Platte River;

27 Thence northerly along said westerly line of the Official Channel of the South Platte River to the
28 north line of the South half of said Section 14;

29 Thence easterly to the Point of Beginning.

30 Excepting there from that parcel of land described in Bargain and Sale Deed recorded June 15, 2014
31 at Reception Number 2014126703

32 And

33 Excepting there from all real property interests owned by Burlington Northern Railroad, or any of its
34 subsidiaries, affiliates, assignees, or successors in interest.

1 **EAST PARCELS**

2 THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 1,
3 2014 AT RECEPTION NO. 2014119366 IN THE OFFICE OF THE CLERK AND RECORDER,
4 CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED THEREIN AS
5 FOLLOWS:

6 LOTS 12 THROUGH 18, INCLUSIVE, BLOCK 43, KEENER'S SUBDIVISION, TOGETHER
7 WITH THE WEST HALF OF THE VACATED ALLEY ADJOINING SAID LOTS, CITY AND
8 COUNTY OF DENVER, STATE OF COLORADO.

9
10 TOGETHER WITH:

11
12 THOSE PARCELS OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED
13 MARCH 11, 2015 AT RECEPTION NO. 2015030423 IN THE OFFICE OF THE CLERK AND
14 RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED
15 THEREIN AS FOLLOWS:

16
17 PARCEL A:

18
19 A PARCEL OF LAND LOCATED IN LOTS 19 TO 25, INCLUSIVE, BLOCK 43, KEENER'S
20 SUBDIVISION AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND
21 ADJACENT TO SAID LOTS, AND ALSO LOTS 12 TO 25, INCLUSIVE, BLOCK 42,
22 KEENER'S SUBDIVISION AND THE VACATED ALLEY LYING ADJACENT TO AND
23 BETWEEN SAID LOTS, AND THE VACATED WILLIAMS ST. LYING ADJACENT TO AND
24 BETWEEN SAID BLOCK 42 AND 43 KEENER'S SUBDIVISION IN THE CITY AND COUNTY
25 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
26 FOLLOWS, TO WIT:

27
28 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 43 WHICH IS 120.0 FEET
29 EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 43; THENCE NORTH, PARALLEL
30 WITH THE EAST LINE OF GILPIN ST. (BRIGHTON BLVD.), A DISTANCE OF 190.0 FEET;
31 THENCE EAST, PARALLEL WITH THE NORTH LINE OF 48TH AVENUE, A DISTANCE OF
32 420.0 FEET TO THE NORTHEAST CORNER OF LOT 25, BLOCK 42, KEENER'S
33 SUBDIVISION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF GILPIN ST.
34 (BRIGHTON BLVD.), A DISTANCE OF 190.0 FEET TO THE SOUTHEAST CORNER OF LOT
35 19, BLOCK 42, KEENER'S SUBDIVISION, WHICH POINT IS ON THE NORTH LINE OF 48TH
36 AVENUE; THENCE WEST ALONG THE NORTH LINE OF 48TH AVENUE, A DISTANCE OF
37 420.0 FEET TO THE POINT OF BEGINNING.

38
39 PARCEL B:

40
41 A PARCEL OF LAND LOCATED IN LOTS 9, 10, 11, AND 26, 27, 28, BLOCK 43, KEENER'S
42 SUBDIVISION AND THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID
43 LOTS, AND ALSO LOTS 9, 10, 11 AND 26, 27, 28, BLOCK 42, KEENER'S SUBDIVISION
44 AND THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID LOTS, AND
45 VACATED WILLIAMS STREET, LYING BETWEEN AND ADJACENT TO SAID BLOCKS 42
46 AND 43, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

1 BEGINNING AT A POINT ON THE EAST LINE OF GILPIN ST. (BRIGHTON BLVD.), WHICH
2 IS 190.0 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 43, KEENER'S
3 SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF GILPIN ST. (BRIGHTON
4 BLVD.), A DISTANCE OF 63.8 FEET; THENCE NORTH 89°55' EAST, A DISTANCE OF 540.0
5 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF GILPIN ST. (BRIGHTON
6 BLVD.), A DISTANCE OF 62.63 FEET TO A POINT 190.0 FEET NORTH OF THE SOUTH
7 LINE OF SAID BLOCK 42, WHICH POINT IS THE SOUTHEAST CORNER OF LOT 26,
8 BLOCK 42, KEENER'S SUBDIVISION; THENCE WEST, PARALLEL WITH THE SOUTH
9 LINE OF SAID BLOCKS 42 AND 43, KEENER'S SUBDIVISION, A DISTANCE OF 540.0 FEET
10 TO THE POINT OF BEGINNING.

11 **PARCEL C:**

12 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SE 1/4) SOUTHEAST
13 QUARTER (SE 1/4) SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST AND IN LOTS 1-
14 9, INCLUSIVE, AND LOTS 28-36, INCLUSIVE, BLOCK 43, KEENER'S SUBDIVISION AND
15 THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID LOTS; AND ALSO
16 LOTS 1-9, INCLUSIVE, AND LOTS 28-36, INCLUSIVE, BLOCK 42, KEENER'S
17 SUBDIVISION AND THE VACATED ALLEY LYING BETWEEN AND ADJACENT TO SAID
18 LOTS; AND VACATED WILLIA1NS STREET, LYING BETWEEN SAID BLOCKS 42 AND 43
19 AND VACATED EAST 49TH AVENUE, LYING BETWEEN THE WEST LINE OF SAID
20 BLOCK 43 AND THE EAST LINE OF SAID BLOCK 42 IN THE CITY AND COUNTY OF
21 DENVER. STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
22 FOLLOWS TO WIT:

23 BEGINNING AT A POINT ON THE EAST LINE OF GILPIN STREET (BRIGHTON BLVD.),
24 WHICH IS 253.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK 43;
25 THENCE NORTH, ALONG THE EAST LINE OF GILPIN ST. (BRIGHTON BLVD.), A
26 DISTANCE OF 323.0 FEET TO A POINT 161.3 FEET SOUTH OF THE POINT OF
27 INTERSECTION OF THE SOUTHEASTERLY LINE OF BRIGHTON BLVD. AND THE EAST
28 LINE OF GILPIN ST. (BRIGHTON BLVD.); THENCE NORTH 89°55' EAST, A DISTANCE OF
29 540.0 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF GILPIN ST.
30 (BRIGHTON BLVD.), A DISTANCE OF 323.0 FEET; THENCE SOUTH 89°55' WEST, A
31 DISTANCE OF 540.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE
32 CITY AND COUNTY OF DENVER.

33 EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY
34 SPECIAL WARRANTY DEED RECORDED MAY 8, 1995 AT RECEPTION NO. 9500051856.

35 **PARCEL 113**

36 A TRACT OR PARCEL OF LAND NO. 25 OF COLORADO DEPARTMENT OF HIGHWAYS
37 PROJECT NO. I 70-4(14) 285, MORE OR LESS, IN THE SOUTHWEST QUARTER OF THE
38 NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF
39 THE SIXTH PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID TRACT OR
40 PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

41 BEGINNING AT A POINT ON THE SOUTH LINE OF E. 46TH AVE., WHICH IS 73.0 FEET
42 SOUTH AND 307.9 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST

1 QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,
2 RANGE 68 WEST;
3 1. THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 455.6 FEET ALONG THE SOUTH
4 LINE OF E. 46TH AVE. TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE
5 CHICAGO, BURLINGTON AND QUINCY RAILROAD;
6 2. THENCE SOUTH 45 DEGREES 21 MINUTES WEST, A DISTANCE OF 360.0 FEET ALONG
7 THE NORTHWEST RIGHT OF WAY LINE OF THE C.B. & Q. RR.;
8 3. THENCE SOUTH 88 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF 307.0
9 FEET;
10 4. THENCE NORTH 22 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 282.0
11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

12 **PARCEL D/115/123/170**

13 PARCEL A:

14 (FOR INFORMATION ONLY: WARRANTY DEED RECORDED JULY 23, 1920 IN BOOK 3067
15 AT PAGE 55)

16 THAT PART OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER (S1/2 OF
17 NW1/4) AND NORTH ONE-HALF OF THE SOUTHWEST QUARTER (N1/2 OF SW1/4) OF
18 SECTION TWENTY-THREE (23), TOWNSHIP THREE (3) SOUTH, RANGE SIXTY-EIGHT
19 (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF
20 DENVER, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

21 BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF LOT SEVENTEEN (17) OF
22 BLOCK TWENTY-TWO (22) IN ST. VINCENT'S ADDITION, ACCORDING TO THE
23 RECORDED PLAT THEREOF, WHICH POINT IS DISTANT FORTY (40) FEET FROM THE
24 SOUTHERLY CORNER OF LOT SIXTEEN (16) OF SAID BLOCK;
25 THENCE (1) SOUTHWESTERLY PARALLEL WITH AND FORTY (40) FEET DISTANT
26 FROM THE SOUTHEASTERLY LINE OF THE COLORADO AND EASTERN RAILROAD
27 RIGHT OF WAY AS ACQUIRED BY DEED RECORDED DECEMBER 1, 1890 IN BOOK 668
28 AT PAGE 215 OF THE RECORDS OF ARAPAHOE COUNTY, FOR A DISTANCE OF 448.87
29 FEET;

30 THENCE (2) ON A LINE CURVED TO THE LEFT WITH A RADIUS OF 431.28 FEET FOR A
31 DISTANCE OF 250.52 FEET;

32 THENCE (3) SOUTHERLY ON A TANGENT TO SAID CURVED LINE FOR A DISTANCE OF
33 60 FEET;

34 THENCE (4) ON A LINE CURVED TO THE LEFT WITH A RADIUS OF 465.45 FEET FOR A
35 DISTANCE OF 401.58 FEET;

36 THENCE (5) SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY SIDE OF
37 THIRTY-NINTH STREET IN SAID ST. VINCENT'S ADDITION FOR A DISTANCE OF 16
38 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID STREET; WHICH IS 22 FEET
39 NORTHWESTERLY FROM WHERE THE NORTHWESTERLY SIDE OF EVANS STREET
40 PRODUCED NORTHEASTERLY WOULD INTERSECT SAID NORTHEASTERLY SIDE OF
41 THIRTY-NINTH STREET;

42 THENCE (6) SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THIRTY-
43 NINTH STREET FOR A DISTANCE OF 575.05 FEET, MORE OR LESS, TO A POINT 125
44 FEET SOUTHEASTERLY FROM THE SOUTHEAST LINE OF GARDEN LANE PRODUCED;

1 THENCE (7) NORTHEASTERLY AND PARALLEL TO WEWATTA STREET FOR A
2 DISTANCE OF 349.7 FEET;
3 THENCE (8) SOUTHEASTERLY AND PARALLEL WITH THIRTY-NINTH STREET FOR A
4 DISTANCE OF 20 FEET, MORE OR LESS, TO A POINT DISTANT 467 FEET NORTH 44
5 DEGREES 50 MINUTES 30 SECONDS WEST FROM THE NORTHWESTERLY LINE OF SAID
6 WEWATTA STREET;
7 THENCE (9) NORTH 44 DEGREES 56 MINUTES EAST ALONG A LINE PARALLEL WITH
8 AND 467 FEET DISTANT FROM THE NORTHWESTERLY LINE OF SAID WEWATTA
9 STREET FOR A DISTANCE OF 1,516.42 FEET, MORE OR LESS TO A POINT ON THE
10 SOUTHWESTERLY BOUNDARY LINE OF A TRACT CONVEYED TO THE UNION PACIFIC
11 RAILROAD COMPANY BY THE AMERICAN SMELTING AND REFINING COMPANY BY
12 DEED DATED SEPTEMBER 15, 1909, RECORDED OCTOBER 27, 1909 IN BOOK 2067 AT
13 PAGE 493, SAID POINT BEING 250 FEET DISTANT FROM THE SOUTHWESTERLY RIGHT
14 OF WAY LINE NOW OR LATE OF THE COLORADO CENTRAL RAILWAY WHEN
15 MEASURED AT RIGHT ANGLES THERETO; THENCE (10) NORTHWESTERLY ALONG
16 THE SOUTHWESTERLY LINE OF SAID TRACT CONVEYED TO THE UNION PACIFIC
17 RAILROAD COMPANY, BEING PARALLEL WITH AND 250 FEET DISTANT FROM THE
18 SOUTHWESTERLY RIGHT OF WAY LINE NOW OR LATE OF SAID COLORADO
19 CENTRAL RAILWAY (AS CONVEYED BY DEED RECORDED JULY 23, 1870 IN BOOK 28
20 AT PAGE
21 206 OF THE RECORDS OF ARAPAHOE COUNTY) WHEN MEASURED AT RIGHT ANGLES
22 THERETO, FOR A DISTANCE OF 968.43 FEET TO A POINT, BEING THE
23 SOUTHEASTERLY CORNER OF A PARCEL ACQUIRED BY THE CITY AND COUNTY OF
24 DENVER IN CONDEMNATION PROCEEDINGS IN WHICH SAID CITY AND COUNTY OF
25 DENVER WAS PETITIONER AND THE AMERICAN SMELTING AND REFINING
26 COMPANY AND OTHER WERE RESPONDENTS, BY DECREE ENTERED ON OCTOBER 2,
27 1911, OF THE DISTRICT COURT OF COLORADO, FOR SAID CITY AND COUNTY OF
28 DENVER, DIVISION NO. 3 IN CASE NO. 49222, RECORDED SEPTEMBER 30, 1949 IN
29 BOOK 6608 AT PAGE 128; THENCE (11) WEST AND PARALLEL WITH THE NORTH LINE
30 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23
31 FOR A DISTANCE OF 149.89 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE
32 RIGHT OF WAY NOW OR LATE OF THE BURLINGTON & COLORADO RAILROAD
33 COMPANY, SAID POINT BEING 73 FEET SOUTH AND AT RIGHT ANGLES FROM THE
34 NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
35 THENCE (12) SOUTHWESTERLY ON SAID SOUTHEASTERN LINE OF SAID RIGHT OF
36 WAY OF SAID BURLINGTON & COLORADO RAILROAD COMPANY FOR A DISTANCE
37 OF 523.96 FEET, MORE OR LESS, TO THE EASTERLY CORNER OF LOT FOURTEEN (14)
38 OF SAID BLOCK TWENTY TWO (22) IN SAID ST. VINCENT'S ADDITION;
39 THENCE (13) SOUTHEASTERLY ON A PROLONGATION OF THE NORTHEASTERLY LINE
40 OF SAID LOT FOURTEEN FOR A DISTANCE OF 10 FEET; THENCE (14) SOUTHERLY FOR
41 A DISTANCE OF 80.89 FEET TO THE PLACE OF BEGINNING.
42
43 EXCEPT THAT PART DESCRIBED IN DEED RECORDED JUNE 5, 1929 IN BOOK 4297 AT
44 PAGE 316; EXCEPT THAT PART DESCRIBED IN DEED RECORDED NOVEMBER 6, 1937 IN
45 BOOK 5160 AT PAGE 577; EXCEPT THAT PART DESCRIBED IN DEED RECORDED
46 DECEMBER 11, 1942 IN BOOK 5644 AT PAGE 200; EXCEPT THAT PART DESCRIBED IN
47 DEED RECORDED JUNE 8, 1959 IN BOOK 8364 AT PAGE 103; AND EXCEPT THAT PART
48 DESCRIBED IN DEED RECORDED APRIL 23, 1976 IN BOOK 1234 AT PAGE 281.

1 PARCEL B: (FOR INFORMATION ONLY: QUIT CLAIM DEED RECORDED NOVEMBER 13,
2 1942 IN BOOK 5639 AT PAGE 408) A PARCEL OF LAND LOCATED IN THE SOUTH HALF
3 OF THE NORTHWEST QUARTER (S1/2 OF NW1/4) OF SECTION TWENTY THREE (23),
4 TOWNSHIP THREE (3) SOUTH, RANGE SIXTY EIGHT (68) WEST OF THE SIXTH
5 PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF
6 COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE
7 SOUTHERLY LINE OF FORTY-SIXTH AVENUE, SAID POINT BEING 103.21 FEET
8 DISTANT WEST OF AND 48 FEET DISTANT SOUTH OF THE NORTHEAST CORNER OF
9 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;
10 THENCE EASTERLY ON SAID SOUTHERLY LINE OF FORTY-SIXTH AVENUE A
11 DISTANCE OF 442.12 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF THE
12 RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY AS
13 DESCRIBED IN THAT CERTAIN DEED FROM JOSEPH P. MACHEBEUF TO THE CENTRAL
14 RAILROAD COMPANY RECORDED JULY 23, 1870 IN BOOK 28 AT PAGE 206;
15 THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE A
16 DISTANCE OF 44.21 FEET TO A POINT THAT IS 73 FEET SOUTH OF THE NORTH LINE OF
17 THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE
18 WESTERLY AND PARALLEL WITH SAID LAST MENTIONED NORTH LINE A DISTANCE
19 OF 253.65 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A
20 RADIUS OF 28.25 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO A
21 STRAIGHT LINE MAKING AN ANGLE TO THE LEFT OF 33 DEGREES 49 MINUTES WITH
22 THE LAST DESCRIBED COURSE PRODUCED, A DISTANCE OF 27.7 FEET TO A POINT OF
23 TANGENT; THENCE SOUTH ON SAID TANGENT A DISTANCE OF 26.53 FEET TO A
24 POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT WITH A RADIUS OF 1030.68
25 FEET A DISTANCE OF 69.10 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF
26 THAT CERTAIN TRACT OF LAND CONVEYED BY THE AMERICAN SMELTING AND
27 REFINING COMPANY TO THE UNION PACIFIC RAILROAD COMPANY BY WARRANTY
28 DEED RECORDED OCTOBER 27, 1909 IN BOOK 2067 AT PAGE 493;
29 THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LAST
30 MENTIONED TRACT OF LAND, CONVEYED AS AFORESAID A DISTANCE OF 253.97
31 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

32
33 PARCEL C:

34 (FOR INFORMATION ONLY: QUIT CLAIM DEED RECORDED MARCH 15, 1949 IN BOOK
35 6517 AT PAGE 477)

36
37 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST
38 QUARTER (SE1/4 OF NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THREE (3)
39 SOUTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE
40 CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PART OF WHAT
41 WAS FORMERLY THE RAILROAD RIGHT OF WAY OF THE COLORADO AND
42 SOUTHERN RAILWAY COMPANY, AND MORE PARTICULARLY DESCRIBED AS
43 FOLLOWS:

44
45 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF EAST 46TH AVENUE (FOUND
46 AND DETERMINED AS FOLLOWS: MEASURING 30 FEET NORTH AND 224.54 FEET EAST
47 FROM THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE
48 NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SAID SECTION 23 TO A POINT IN THE

1 NORTHERLY LINE OF SAID EAST 46TH AVENUE, AND MEASURING FROM SAID LAST
2 MENTIONED POINT, SOUTH 55 DEGREES 26 MINUTES 30 SECONDS EAST, THE
3 DISTANCE OF 182.16 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY LINE OF
4 SAID EAST 46TH AVENUE, WHICH LAST MENTIONED POINT IS THE TRUE PLACE OF
5 BEGINNING) AND RUNNING THENCE SOUTH 55 DEGREES 26 MINUTES 30 SECONDS
6 EAST, ALONG THE SOUTHWESTERLY LINE OF SAID FORMER RIGHT OF WAY, THE
7 DISTANCE OF 310 FEET MORE OR LESS, TO A POINT IN THE WEST LINE OF
8 LAFAYETTE STREET PRODUCED SOUTH;
9 THENCE NORTH, ALONG SAID PRODUCED WEST LINE OF SAID LAFAYETTE STREET,
10 THE DISTANCE OF 121.4 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID
11 FORMER RIGHT OF WAY;
12 THENCE NORTH 55 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG SAID
13 NORTHEASTERLY LINE OF SAID FORMER RIGHT OF WAY, THE DISTANCE OF 94 FEET
14 MORE OR LESS, TO A POINT IN SAID SOUTHERLY LINE OF SAID EAST 46TH AVENUE;
15 THENCE WEST, ALONG SAID SOUTHERLY LINE OF SAID EAST 46TH AVENUE, THE
16 DISTANCE OF 176.81 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

17
18 PARCEL D:

19 (FOR INFORMATION ONLY: DEED RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE
20 276)

21
22 A PARCEL OF LAND SITUATE IN AND BEING ALL THOSE PARTS OF BLOCKS 6 AND 7
23 OF ST. VINCENT'S ADDITION, THE VACATED ALLEYS IN SAID BLOCKS, THE
24 VACATED PORTION OF CHESTNUT PLACE, THE VACATED PORTION OF DELGANY
25 STREET AND OF THE UNPLATTED PORTION OF THE SOUTHEAST QUARTER OF THE
26 NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE
27 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF
28 DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

29
30 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF 46TH AVENUE
31 WITH THE SOUTHWESTERLY LINE OF 44TH STREET AS SAID STREETS ARE NOW
32 ESTABLISHED, SAID POINT BEING 73 FEET DISTANT SOUTHERLY, MEASURED AT
33 RIGHT ANGLES, FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER OF
34 NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SECTION 23;

35 THENCE WEST ALONG THE SOUTH LINE OF 46TH AVENUE, WHICH IS A STRAIGHT
36 LINE THAT IS PARALLEL WITH AND 73 FEET DISTANT SOUTHERLY, MEASURED AT
37 RIGHT ANGLES, FROM SAID NORTH LINE OF SOUTHEAST QUARTER OF NORTHWEST
38 QUARTER A DISTANCE OF 244.7 FEET, MORE OR LESS, TO THE NORTHWESTERLY
39 LINE OF SAID BLOCK 7 OF ST. VINCENT'S ADDITION;

40 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 7 A
41 DISTANCE OF 17.46 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF THAT
42 CERTAIN STRIP OF LAND 100 FEET WIDE WHICH WAS HERETOFORE CONVEYED BY
43 JOSEPH P. MACHEBEUF TO THE COLORADO CENTRAL RAILWAY COMPANY OF
44 COLORADO TERRITORY BY WARRANTY DEED DATED JULY 8, 1870 AND RECORDED
45 JULY 23, 1870 IN BOOK 28 AT PAGE 206, OF THE THEN RECORDS OF ARAPAHOE
46 COUNTY AND NOW THE RECORDS OF SAID CITY AND COUNTY OF DENVER;
47 THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID STRIP OF
48 LAND, 100 FEET WIDE, WHICH WAS HERETOFORE CONVEYED TO THE COLORADO

1 CENTRAL RAILWAY COMPANY OF COLORADO TERRITORY BY SAID DEED DATED
2 JULY 8, 1870, A DISTANCE OF 71.6 FEET, MORE OR LESS, TO A POINT IN THE
3 WESTERLY BOUNDARY OF THE STRIP OF LAND 100 FEET WIDE, WHICH WAS
4 HERETOFORE CONVEYED BY THE COLORADO AND SOUTHERN RAILWAY COMPANY
5 TO UNION PACIFIC RAILROAD COMPANY BY QUITCLAIM DEED DATED JUNE 9, 1947
6 AND RECORDED JULY 16, 1947 IN BOOK 6242 AT PAGE 172, OF THE RECORDS OF SAID
7 CITY AND COUNTY OF DENVER; THENCE SOUTHERLY ALONG SAID WESTERLY
8 BOUNDARY OF THE STRIP OF LAND HERETOFORE CONVEYED TO THE UNION
9 PACIFIC RAILROAD COMPANY BY SAID DEED DATED JUNE 9, 1947, WHICH IS
10 COINCIDENT WITH A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE NORTH
11 LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER (SE1/4 OF NW1/4) AT
12 THE POINT OF INTERSECTION THEREOF WITH THE WESTERLY LINE, PRODUCED
13 SOUTHERLY, OF LAFAYETTE STREET IN WEST ELYRIA, AS PLATTED AND
14 RECORDED, A DISTANCE OF 121.2 FEET, MORE OR LESS, TO A POINT IN THE
15 SOUTHWESTERLY LINE OF SAID STRIP OF LAND, 100 FEET WIDE, WHICH WAS
16 HERETOFORE CONVEYED TO THE COLORADO CENTRAL RAILWAY COMPANY OF
17 COLORADO TERRITORY BY SAID DEED DATED JULY 8, 1870;
18 THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID STRIP OF
19 LAND 100 FEET WIDE WHICH WAS HERETOFORE CONVEYED TO THE COLORADO
20 CENTRAL RAILWAY COMPANY OF COLORADO TERRITORY BY SAID DEED DATED
21 JULY 8, 1870, A DISTANCE OF 307.9 FEET, MORE OR LESS, TO A POINT IN THE SOUTH
22 LINE OF 46TH AVENUE THAT IS 73 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT
23 ANGLES FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST
24 QUARTER; THENCE WEST ALONG THE SOUTH LINE OF 46TH AVENUE WHICH IS A
25 STRAIGHT LINE THAT IS PARALLEL WITH AND 73 FEET DISTANT SOUTHERLY,
26 MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF SOUTHEAST QUARTER
27 OF NORTHWEST QUARTER A DISTANCE OF 253.65 FEET TO A POINT THEREON;
28 THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF
29 28.25 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO A STRAIGHT
30 LINE THAT FORMS AN ANGLE FROM EAST TO NORTHEAST OF 33 DEGREES 49
31 MINUTES WITH THE LAST DESCRIBED LINE A DISTANCE OF 27.7 FEET TO A POINT;
32 THENCE SOUTH ALONG A STRAIGHT LINE THAT IS TANGENT TO THE END OF THE
33 LAST DESCRIBED CURVE A DISTANCE OF 26.53 FEET TO A POINT;
34 THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.68
35 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO THE LAST
36 DESCRIBED LINE A DISTANCE OF 385.97 FEET, MORE OR LESS, TO A POINT THAT IS
37 500 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH
38 LINE OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER;
39 THENCE EAST ALONG A STRAIGHT LINE THAT IS PARALLEL WITH AND 500 FEET
40 DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF
41 SOUTHEAST QUARTER OF NORTHWEST QUARTER A DISTANCE OF 1025.3 FEET, MORE
42 OR LESS, TO A POINT IN A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE
43 SOUTHWESTERLY LINE OF 44TH STREET AT A POINT THEREON THAT IS 468.93 FEET
44 DISTANT SOUTHEASTERLY FROM THE POINT OF BEGINNING, MEASURED ALONG
45 SAID SOUTHWESTERLY LINE OF 44TH STREET;
46 THENCE NORTHEASTERLY ALONG SAID STRAIGHT LINE DRAWN AT RIGHT ANGLES
47 TO SAID SOUTHWESTERLY LINE OF 44TH STREET, A DISTANCE OF 134.2 FEET, MORE
48 OR LESS, TO A POINT IN SAID SOUTHWESTERLY LINE OF 44TH STREET;

1 THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF 44TH STREET A
2 DISTANCE OF 468.93 FEET TO THE POINT OF BEGINNING.
3
4 PARCEL E:
5 (FOR INFORMATION ONLY: WARRANTY DEED RECORDED APRIL 10, 1959 IN BOOK
6 6906 AT PAGE 271)
7
8 A PARCEL OF LAND SITUATE IN AND BEING ALL THOSE PARTS OF BLOCK FIVE (5) OF
9 ST. VINCENT'S ADDITION TO THE CITY OF DENVER, THE VACATED PORTION OF
10 DELGANY STREET, THE VACATED PORTION OF 41ST STREET AND OF THE
11 UNPLATTED PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 OF
12 NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THREE (3) SOUTH, RANGE
13 SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND
14 COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
15
16 BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF 44TH STREET THAT IS
17 468.93 FEET DISTANT SOUTHEASTERLY FROM THE SOUTH LINE OF 46TH AVENUE,
18 MEASURED ALONG SAID SOUTHWESTERLY LINE OF 44TH STREET;
19 THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO
20 SAID SOUTHWESTERLY LINE OF 44TH STREET A DISTANCE OF 134.2 FEET, MORE OR
21 LESS, TO A POINT THAT IS 500 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT
22 ANGLES, FROM THE NORTH LINE OF SAID SOUTH HALF OF NORTHWEST QUARTER
23 (S1/2 OF NW1/4); THENCE WESTERLY ALONG A STRAIGHT LINE THAT IS PARALLEL
24 WITH AND 500 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM
25 SAID NORTH LINE OF SOUTH HALF OF NORTHWEST QUARTER (S1/2 OF NW1/4) A
26 DISTANCE OF 1025.3 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY
27 BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND WHICH WAS HERETOFORE
28 CONVEYED BY THE CITY AND COUNTY OF DENVER TO THE UNION PACIFIC
29 RAILROAD COMPANY BY WARRANTY DEED DATED NOVEMBER 1, 1937 AND
30 RECORDED NOVEMBER 6, 1937 IN BOOK 5160 AT PAGE
31 577 OF THE RECORDS OF SAID CITY AND COUNTY OF DENVER;
32 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID
33 TRACT OF LAND WHICH WAS HERETOFORE CONVEYED TO THE UNION PACIFIC
34 RAILROAD COMPANY BY SAID DEED DATED NOVEMBER 1, 1937, WHICH IS A LINE
35 CURVING TO THE RIGHT HAVING A RADIUS OF 1030.68 FEET, A DISTANCE OF 421.8
36 FEET TO A POINT;
37 THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY
38 LINE OF SAID TRACT OF LAND WHICH WAS HERETOFORE CONVEYED BY SAID DEED
39 DATED NOVEMBER 1, 1937, AND WHICH IS TANGENT TO THE END OF THE LAST
40 DESCRIBED CURVE, A DISTANCE OF 181.77 FEET TO THE SOUTHWESTERLY CORNER
41 OF SAID TRACT OF LAND;
42 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT OF
43 LAND WHICH WAS HERETOFORE CONVEYED BY SAID DEED DATED NOVEMBER 1,
44 1937, WHICH IS A STRAIGHT LINE THAT IS PARALLEL WITH AND 12.8 FEET DISTANT
45 SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY
46 LINE OF VACATED 41ST STREET, A DISTANCE OF 208 FEET, MORE OR LESS, TO A
47 POINT THAT IS 750 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES,
48 FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD;

1 THENCE NORtheasterly along a straight line that is parallel with and
2 750 feet distant northwesterly, measured at right angles, from said
3 northwesterly line of Brighton Boulevard, a distance of 658.65 feet to
4 a point;
5 THENCE NORtheasterly along a curve to the right having a radius of
6 200 feet; and which is tangent at its point of beginning to the end of the
7 last described line, a distance of 157.43 feet, to a point that is 600 feet
8 distant southerly, measured at right angles, from said north line of
9 south half of northwest quarter (S1/2 of NW1/4); THENCE easterly along
10 a straight line that is parallel with and 600 feet distant southerly,
11 measured at right angles, from said north line of south half of
12 northwest quarter (S1/2 of NW1/4) a distance of 539.65 feet to a point
13 that is 270 feet distant southwesterly, measured at right angles, from
14 the southwesterly line of 44th Street; THENCE southeasterly along a
15 straight line that is parallel with and 270 feet distant southwesterly,
16 measured at right angles, from the southwesterly line of 44th Street
17 a distance of 110.87 feet to a point; THENCE NORtheasterly along a
18 straight line which forms an angle of 84 degrees 38 minutes from
19 southeast to northeast with the last described line produced a
20 distance of 271.19 feet, to a point in the southwesterly line of 44th
21 Street; THENCE northwesterly along the southwesterly line of 44th
22 Street a distance of 144.07 feet to the point of beginning.
23

24 PARCEL F: (FOR INFORMATION ONLY: DEED RECORDED MAY 11, 1959 IN BOOK 8351
25 AT PAGE 217 AND RE-RECORDED SEPTEMBER 30, 1959 IN BOOK 8417 AT PAGE 354)
26 A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER
27 (S1/2 OF NW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
28 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
29 BOUNDED AND DESCRIBED AS FOLLOWS:

30 BEGINNING AT A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF THAT
31 CERTAIN PARCEL OF LAND HERETOFORE CONVEYED BY UNION PACIFIC RAILROAD
32 COMPANY TO THE CITY AND COUNTY OF DENVER BY WARRANTY DEED DATED
33 AUGUST 25, 1949, RECORDED APRIL 10, 1951 IN BOOK 6906 AT PAGE
34 271, WHICH POINT IS 600 FEET DISTANT SOUTH, MEASURED AT RIGHT ANGLES,
35 FROM THE EAST AND WEST CENTER LINE OF THE NORTHWEST QUARTER OF SAID
36 SECTION 23 AND 617 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT
37 ANGLES, FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD;
38 THENCE southwesterly along a straight line parallel with and 617 feet
39 distant northwesterly, measured at right angles, from the
40 northwesterly line of Brighton Boulevard a distance of 873.50 feet,
41 more or less, to a point in the southwesterly boundary line of that
42 certain tract of land heretofore conveyed by said city and county of
43 denver to union pacific railroad company by warranty deed dated
44 NOVEMBER 1, 1937, RECORDED NOVEMBER 6, 1937 IN BOOK 5160 AT PAGE 577;
45 THENCE northwesterly along the southwesterly boundary line of said
46 tract heretofore acquired from the city and county of denver which
47 is a straight line parallel with and 12.8 feet distant southwesterly,
48

1 MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF VACATED
2 41ST STREET, A DISTANCE OF 133 FEET TO THE MOST SOUTHERLY CORNER OF SAID
3 PARCEL OF LAND HERETOFORE CONVEYED TO THE CITY AND COUNTY OF DENVER
4 BY SAID DEED DATED AUGUST 24, 1949 AND RECORDED APRIL 10, 1951 IN BOOK 6906
5 AT PAGE 271;

6 THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID
7 PARCEL HERETOFORE CONVEYED WHICH IS A STRAIGHT LINE PARALLEL WITH AND
8 750 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID
9 NORTHWESTERLY LINE OF BRIGHTON BOULEVARD A DISTANCE OF 658.65 FEET;
10 THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY
11 LINE OF PARCEL HERETOFORE CONVEYED WHICH IS A TANGENT CURVE TO THE
12 RIGHT, HAVING A RADIUS OF 200 FEET, A DISTANCE OF 157.43 FEET TO A POINT 600
13 FEET DISTANT SOUTH, MEASURED AT RIGHT ANGLES, FROM SAID EAST AND WEST
14 CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;
15 THENCE CONTINUING EASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY LINE
16 OF PARCEL HERETOFORE CONVEYED TO THE CITY AND COUNTY OF DENVER
17 WHICH IS A STRAIGHT LINE PARALLEL WITH AND 600 FEET DISTANT SOUTH,
18 MEASURED AT RIGHT ANGLES, FROM SAID EAST AND WEST CENTER LINE OF THE
19 NORTHWEST QUARTER OF SECTION, A DISTANCE OF 102.1 FEET, MORE OR LESS TO
20 THE POINT OF BEGINNING.

21 PARCEL G:

22 (FOR INFORMATION ONLY: QUITCLAIM DEED RECORDED APRIL 14, 1989 UNDER
23 RECEPTION NOS. R-89-0033863 AND R-89-0033864)

24
25 THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 OF NW1/4) OF
26 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
27 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LOCATED
28 WITHIN BOUNDARIES DESCRIBED AS FOLLOWS:

29
30 BEGINNING AT A POINT THAT IS 600 FEET SOUTH BY PERPENDICULAR
31 MEASUREMENT FROM THE EAST-WEST CENTER LINE OF SAID NORTHWEST
32 QUARTER AND 617.0 FEET NORTHWESTERLY BY PERPENDICULAR MEASUREMENT
33 FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, SAID POINT BEING
34 RECORDED MAY 11, 1959 IN BOOK 8351 AT PAGE 217 AND IN DEED RECORDED
35 AUGUST 27, 1984 IN BOOK 3183 AT PAGE 350, IN THE CITY AND COUNTY OF DENVER;
36 THENCE EASTERLY AND PARALLEL WITH SAID EAST-WEST CENTER LINE A
37 DISTANCE OF 51.52 FEET;

38 THENCE SOUTHWESTERLY ALONG A LINE AS RECORDED IN BOOK 3183 AT PAGE 350
39 AND PARALLEL WITH SAID NORTHWESTERLY LINE A DISTANCE OF 504.80 FEET;
40 THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS A
41 DISTANCE OF 36.50 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL
42 OF LAND AS RECORDED IN BOOK 3183 AT PAGE 350, SAID POINT BEING 617.00 FEET
43 NORTHWESTERLY BY PERPENDICULAR MEASUREMENT FROM SAID
44 NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, ALSO BEING THE
45 SOUTHEASTERLY LINE AS RECORDED IN BOOK 8351 AT PAGE 217;
46 THENCE NORTHEASTERLY AND PARALLEL WITH SAID NORTHWESTERLY LINE A
47 DISTANCE OF 468.44 FEET TO THE POINT OF BEGINNING.

1 **PARCEL 124/171**

2 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 OF SW1/4) AND
3 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 OF NW1/4) OF
4 SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
5 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS
6 FOLLOWS:

7 BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE
8 NORTHWEST QUARTER (SW1/4 OF NW1/4) OF SECTION 23; THENCE NORTH ALONG
9 THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
10 SECTION 23, A DISTANCE OF 280.7 FEET, MORE OR LESS, TO A POINT 60 FEET,
11 MEASURED AT A RIGHT ANGLE, FROM THE CENTER LINE OF BURLINGTON
12 NORTHERN INC. MAIN LINE RAILROAD TRACK;
13 THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE
14 OF BURLINGTON NORTHERN INC. MAIN LINE RAILROAD TRACK TO THE NORTH LINE
15 OF BLOCK 9, ST. VINCENT'S ADDITION, ACCORDING TO THE RECORDED PLAT;
16 THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 9, ST. VINCENT'S ADDITION
17 TO THE WESTERLY LINE OF A NORTHEASTERLY AND SOUTHWESTERLY ALLEY IN
18 SAID BLOCK 9; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF ALLEY
19 IN BLOCK 9 AND ITS SOUTHWESTERLY PROLONGATION AND THE WESTERLY LINE
20 OF THE NORTHEASTERLY AND SOUTHWESTERLY ALLEY IN BLOCK 22 OF SAID ST.
21 VINCENT'S ADDITION TO THE MOST EASTERLY CORNER OF LOT 14 OF SAID BLOCK
22 22; THENCE SOUTHEASTERLY IN THE SOUTHEASTERLY PROLONGATION OF THE
23 NORTHEASTERLY LINE OF SAID LOT 14, A DISTANCE OF 10 FEET; THENCE
24 SOUTHWESTERLY 80.89 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 17,
25 SAID BLOCK 22, WHICH POINT IS 40 FEET SOUTHEASTERLY FROM THE MOST
26 SOUTHERLY CORNER OF LOT 16, SAID BLOCK 22; THENCE SOUTHWESTERLY ALONG
27 A LINE PARALLEL WITH AND 40 FEET DISTANT SOUTHEASTERLY FROM THE
28 SOUTHEASTERLY LINE OF FORMER THE COLORADO AND EASTERN RAILROAD
29 COMPANY RIGHT OF WAY AS ACQUIRED BY DEED RECORDED DECEMBER 1, 1890 IN
30 BOOK 668 AT PAGE
31 215, OF THE THEN RECORDS OF ARAPAHOE COUNTY NOW THE RECORDS OF SAID
32 CITY AND COUNTY OF DENVER, A DISTANCE OF 448.87 FEET; THENCE SOUTHERLY
33 ALONG A CURVED LINE TO THE LEFT HAVING A RADIUS OF 431.28 FEET, 250.52 FEET;
34 THENCE CONTINUING SOUTHERLY TANGENT TO PRECEDING COURSE, 60.00 FEET;
35 THENCE CONTINUING SOUTHERLY ALONG THE CURVED LINE TO THE LEFT HAVING
36 A RADIUS OF 465.45 FEET, 401.58 FEET;
37 THENCE SOUTHWESTERLY AT A RIGHT ANGLE TO THE NORTHEASTERLY LINE OF
38 THIRTY-NINTH STREET IN SAID ST. VINCENT'S ADDITION, 16 FEET, INTERSECTING
39 SAID NORTHEASTERLY LINE OF THIRTY-NINTH STREET AT A POINT 22 FEET
40 NORTHWESTERLY FROM WHERE THE NORTHWESTERLY LINE OF ARKINS COURT
41 PRODUCED NORTHEASTERLY INTERSECTS THE SAID NORTHEASTERLY LINE OF
42 THIRTY-NINTH STREET;
43 THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF THIRTY-
44 NINTH STREET, A DISTANCE OF 22 FEET TO THE SAID NORTHEASTERLY
45 PROLONGATION OF THE NORTHWESTERLY LINE OF ARKINS COURT;

1 THENCE SOUTHWESTERLY ALONG THE SAID NORTHEASTERLY PROLONGATION OF
2 THE NORTHWESTERLY LINE OF ARKINS COURT AND ITS SAID NORTHWESTERLY
3 LINE TO THE NORTHEASTERLY LINE OF THIRTY-EIGHTH STREET;
4 THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF THIRTY-
5 EIGHTH STREET, 68.22 FEET, MORE OR LESS, TO THE WEST LINE OF SAID
6 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION
7 23;
8 THENCE NORTH ALONG THE SAID WEST LINE OF NORTHWEST QUARTER OF THE
9 SOUTHWEST QUARTER OF SECTION 23 TO THE POINT OF BEGINNING.

10
11 EXCEPT THAT PART DESCRIBED IN DEED RECORDED JANUARY 26, 2015 UNDER
12 RECEPTION NO. 2015008507; AND EXCEPT THAT PART DESCRIBED IN DEED
13 RECORDED JANUARY 26, 2015 UNDER RECEPTION NO. 2015008509.

14
15 **PARCEL 132**

16 A PORTION OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 11,
17 1942 IN BOOK 5644 AT PAGE 200 IN THE CITY AND COUNTY OF DENVER CLERK AND
18 RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST
19 QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
20 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
21 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22
23 COMMENCING AT THE NORTH SIXTEENTH CORNER BETWEEN SAID SECTION 22 AND
24 SECTION 23 (A FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 23521"), THENCE SOUTH
25 42 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 874.51 FEET TO THE
26 INTERSECTION POINT OF THE SOUTHEASTERLY LINE OF A PARCEL OF LAND
27 DESCRIBED IN DEED RECORDED JUNE 23, 1976 IN BOOK 1256 AT PAGE 676 RECORDED
28 IN SAID CLERK AND RECORDER'S OFFICE, AND THE WESTERLY LINE OF SAID BOOK
29 5644 AT PAGE 200, SAID POINT BEING THE POINT OF BEGINNING;
30 THENCE NORTH 44 DEGREES 51 MINUTES 58 SECONDS EAST COINCIDENT WITH SAID
31 SOUTHEASTERLY LINE A DISTANCE OF 133.32 FEET TO A POINT OF INTERSECTION
32 WITH THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5644 AT
33 PAGE 200; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE;
34 1) SOUTH 10 DEGREES 42 MINUTES 05 SECONDS WEST TANGENT WITH THE
35 FOLLOWING DESCRIBED CURVE A DISTANCE OF 189.51 FEET; 2) THENCE ALONG THE
36 ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53 DEGREES 23
37 MINUTES 18 SECONDS, A RADIUS OF 533.69 FEET, A CHORD BEARING SOUTH 15
38 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 479.50 FEET, AND AN ARC
39 DISTANCE OF 497.29 FEET TO A POINT OF INTERSECTION WITH THE
40 NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED
41 MARCH 19, 1999 UNDER RECEPTION NO.

42 9900049833 IN SAID CLERK AND RECORDER'S OFFICE; THENCE SOUTH 44 DEGREES 53
43 MINUTES 22 SECONDS WEST NON-TANGENT WITH THE LAST AND FOLLOWING
44 DESCRIBED CURVES, AND COINCIDENT WITH SAID NORTHWESTERLY LINE A
45 DISTANCE OF 80.06 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE
46 OF SAID PARCEL OF LAND DESCRIBED IN BOOK 5644 AT PAGE 200;
47 THENCE COINCIDENT WITH SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO
48 THE RIGHT, HAVING A CENTRAL ANGLE OF 61 DEGREES 07 MINUTES 09 SECONDS, A

1 RADIUS OF 613.69 FEET, A CHORD BEARING OF NORTH 12 DEGREES 26 MINUTES 38
2 SECONDS WEST A DISTANCE OF 624.04 FEET, AND AN ARC DISTANCE OF 654.64 FEET
3 TO THE POINT OF BEGINNING.

4

5 **PARCEL 146/147**

6 A TRACT OR PARCEL OF LAND NO. 17 OF THE DEPARTMENT OF TRANSPORTATION,
7 STATE OF COLORADO, PROJECT NO. IR-IM9CX) 070-4(145) UNIT 1, MORE OR LESS, IN
8 THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST,
9 OF THE SIXTH PRINCIPAL MERIDIAN, IN CITY AND COUNTY OF DENVER, STATE OF
10 COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY
11 DESCRIBED AS FOLLOWS:

12 BEGINNING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 22 AND 23 (STONE IN
13 RANGE BOX WITH 3 1/4" CAP); THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS
14 WEST, A DISTANCE OF 106.680 METERS (350.00 FEET); THENCE SOUTH 72 DEGREES 40
15 MINUTES 48 SECONDS EAST, A DISTANCE OF 54.756 METERS (179.65 FEET) TO A POINT
16 ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER,
17 SAID POINT BEING THE TRUE POINT OF BEGINNING;

18

19 1. THENCE ALONG SAID EASTERLY LINE OF SAID RIVER, ALONG THE ARC OF A
20 CURVE TO THE RIGHT HAVING A RADIUS OF 218.475 METERS (716.78 FEET), A
21 DISTANCE OF 8.570 METERS (28.12 FEET), (THE CHORD OF SAID ARC BEARS NORTH 21
22 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 8.569 METERS (28.11 FEET));
23 2. THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 22 DEGREES 38
24 MINUTES 18 SECONDS EAST, A DISTANCE OF 11.558 METERS (37.92 FEET), TO A POINT
25 ON THE SOUTHERLY RIGHT OF WAY LINE OF I 70 (AUG. 1996); 3. THENCE NORTH 87
26 DEGREES 52 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY
27 LINE, A DISTANCE OF 93.028 METERS (305.21 FEET), TO A POINT ON THE WESTERLY
28 RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; 4. THENCE SOUTH
29 45 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY
30 LINE OF THE RAILROAD, A DISTANCE OF 8.009 METERS (26.28 FEET); 5. THENCE
31 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 715.500 METERS
32 (2347.44 FEET), A DISTANCE OF 96.348 METERS (316.10 FEET), (THE CHORD OF SAID
33 ARC BEARS SOUTH 80 DEGREES 09 MINUTES 41 SECONDS WEST, A DISTANCE OF
34 96.275 METERS (315.86 FEET)), MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

35

36 BASIS OF BEARINGS: THE CALCULATED GEODETIC BEARING OF NORTH 32 DEGREES
37 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATION "PEARL" (3 1/4" CAP IN
38 RANGE BOX) AND "TOWER" (3 1/4" ROCK CAP IN SIDEWALK) AS SHOWN ON THE
39 CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR PROJECT IM-IR(CX) 70-4
40 (145).

41

42 AND

43

44 A TRACT OR PARCEL OF LAND NO. 17R OF THE DEPARTMENT OF TRANSPORTATION,
45 STATE OF COLORADO, PROJECT NO. IR-IM(CX) 070-4(145) UNIT 1, MORE OR LESS, IN
46 THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE
47 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN CITY AND COUNTY OF DENVER,

1 STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE
2 PARTICULARLY DESCRIBED AS FOLLOWS:

3 BEGINNING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 22 AND 23 (STONE IN
4 RANGE BOX WITH 3 1/4" CAP); THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS
5 WEST, A DISTANCE OF 106.680 METERS (350.00 FEET); THENCE SOUTH 72 DEGREES 40
6 MINUTES 43 SECONDS EAST, A DISTANCE OF 54.756 METERS (179.65 FEET) TO A POINT
7 ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER,
8 SAID POINT BEING THE TRUE POINT OF BEGINNING;

9
10 1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 715.500
11 METERS (2347.44 FEET), A DISTANCE OF 96.348 METERS (316.10 FEET), (THE CHORD OF
12 SAID ARC BEARS NORTH 80 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE
13 OF 96.275 METERS (315.86 FEET)) TO THE WESTERLY RIGHT OF WAY LINE OF THE
14 BURLINGTON NORTHERN RAILROAD;

15 2. THENCE SOUTH 45 DEGREES 20 MINUTES 15 SECONDS WEST, ALONG SAID
16 WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, A
17 DISTANCE OF 151.962 METERS (498.56 FEET) TO THE SAID EASTERLY LINE OF THE
18 SOUTH PLATTE RIVER;

19 3. THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE
20 RIGHT HAVING A RADIUS OF 218.475 METERS (716.78 FEET), A DISTANCE OF 92.009
21 METERS (301.87 FEET), (THE CHORD OF SAID ARC BEARS NORTH 8 DEGREES 19
22 MINUTES 34 SECONDS EAST, A DISTANCE OF 91.331 METERS (299.64 FEET)), MORE OR
23 LESS, TO THE TRUE POINT OF BEGINNING.

24
25 BASIS OF BEARINGS: THE CALCULATED GEODETIC BEARING OF NORTH 32 DEGREES
26 43 MINUTES 34 SECONDS EAST BETWEEN GPS STATION "PEARL" (3 1/4" CAP IN
27 RANGE BOX) AND "TOWER" (3 1/4" ROCK CAP IN SIDEWALK) AS SHOWN ON THE
28 CONTROL DIAGRAM FILED BY LUND PARTNERSHIP FOR PROJECT IM-IR(CX) 70-4
29 (145).

30
31 [THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

1
2 COMMITTEE APPROVAL DATE: August 29, 2017
3 MAYOR-COUNCIL DATE: September 5, 2017 by Consent
4 PASSED BY THE COUNCIL _____ September 18, 2017
5 Al Bask _____ - PRESIDENT
6 APPROVED: _____ - MAYOR _____
7 ATTEST: _____ - CLERK AND RECORDER,
8 EX-OFFICIO CLERK OF THE
9 CITY AND COUNTY OF DENVER
10 NOTICE PUBLISHED IN THE DAILY JOURNAL _____ ; _____
11 PREPARED BY: Jennifer Welborn, Assistant City Attorney September 7, 2017
12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the Office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6
15 of the Charter.
16
17 Kristin M. Bronson, Denver City Attorney
18 BY: Jennifer Welborn, Assistant City Attorney DATE: Sep 7, 2017