

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB14-0931  
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 the City of Ulaanbaatar Park.**

**WHEREAS**, the following real property, known generally as City of Ulaanbaatar 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”):

A parcel of land being a part of Lot 1 and all of Lot 2, Block 11, Lowry Filing No. 9, City and County of Denver, State of Colorado, more particularly described as follows:

A parcel of land located in the NW1/4 of Section 9, Township 4 South, Range 67 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of Tract J as delineated on the plat of Lowry Filing No. 5 in the records of the City and County of Denver; Thence S0°02’37”W, along the West line of said Tract J, a distance of 145.00 feet to the Point of Beginning; Thence continuing along said West line of Tract J the following two (2) courses:

- 1) Thence S0°02’37”W, a distance of 87.18 feet to a point of curve;
- 2) Thence along the arc of a curve to the left having a radius of 337.00 feet, a central angle of 21°11’46”, an arc length of 124.67 feet to a point on the Southerly line of that certain parcel of land described as Exhibit B in Reception No. 2002135654 in the records of the City and County of Denver; Thence S53°28’29”W, along said Southerly line, a distance of 95.76 feet to the most Northerly corner of that certain parcel of land described as Exhibit B in Reception No. 2002138417 in the records of the City and County of Denver; Thence along the boundary of said Exhibit B the following two (2) courses:

- 1) Thence S53°28’29”W, a distance of 276.09 feet;
- 2) Thence S36°31’31”E, a distance of 68.94 feet to the most Northerly corner of that certain parcel of land described in Reception No. 2008000598 in the records of the City and County of Denver;

- Thence along the boundary of said parcel the following five (5) courses:
- 1) Thence S36°31’31”E, a distance of 47.71 feet to a point of non-tangent curve;
- 2) Thence along the arc of a non-tangent curve to the left having a radius of 123.80 feet, a central angle of 27°34’10”, an arc length of 59.57 feet and whose chord bears S23°13’17”E, a distance of 59.00 feet;
- 3) Thence S36°31’31”E, a distance of 2.95 feet;
- 4) Thence S53°28’29”W, a distance of 31.76 feet;
- 5) Thence N36°31’31”W, a distance of 108.06 feet to a point on the boundary of that certain parcel of land described as Exhibit B in Reception No. 2002138417 in the records of the City and County of Denver; Thence S53°28’29”W, along said boundary, a distance of 116.05 feet to the most Easterly corner of that certain parcel of land described in Reception No. 2011118245 in the records of the City and County of Denver; Thence along the boundary of said parcel the following five (5) courses:

- 1) Thence S53°28'29"W, a distance of 39.60 feet;
- 2) Thence N16°33'52"W, a distance of 41.17 feet to a point of curve;
- 3) Thence along the arc of a curve to the left having a radius of 490.00 feet, a central angle of 11°53'28", an arc length of 101.69 feet;
- 4) Thence N28°27'18"W, a distance of 144.02 feet to a point on a curve on the Southerly line of Tract C, Lowry Filing No. 8 in the records of the City and County of Denver;
- 5) Thence along said Southerly line of Tract C and along the arc of a curve to the left having a radius of 81.00 feet, a central angle of 20°55'03", an arc length of 29.57 feet and whose chord bears N37°59'55"E, a distance of 29.41 feet to the most Southerly corner of that certain parcel of land described as Exhibit C in Reception No. 2002138417 in the records of the City and County of Denver; Thence along the Easterly boundary of said parcel the following two (2) courses:
  - 1) Thence along the arc of a curve to the left having a radius of 81.00 feet, a central angle of 80°31'14", an arc length of 113.83 feet and whose chord bears N12°43'33"W, a distance of 104.69 feet to a point of reverse curve;
  - 2) Thence along the arc of a reverse curve to the right having a radius of 62.00 feet, a central angle of 26°17'00", an arc length of 28.44 feet and whose chord bears N39°50'41"W, a distance of 28.19 feet to the most Southerly corner of that certain parcel of land described as Exhibit A in Reception No. 2002135654 in the records of the City and County of Denver; Thence along the boundary of said parcel the following three (3) courses:
    - 1) Thence along the arc of a curve to the right having a radius of 62.00 feet, a central angle of 26°44'48", an arc length of 28.94 feet and whose chord bears N13°19'47"W, a distance of 28.68 feet;
    - 2) Thence N0°02'37"E, a distance of 171.08 feet;
    - 3) Thence S89°57'23"E, a distance of 16.70 feet to the Southwest corner of that certain parcel of land described as Exhibit A in Reception No. 2002138417 in the records of the City and County of Denver; Thence S89°57'23"E, along the boundary of said parcel, a distance of 528.67 feet to the Point of Beginning.

Bearings are based on the North line of NW1/4 of Section 9, Township 4 South, Range 67 West of the 6<sup>TH</sup> Principal Meridian being N89°57'23"W, monumented by a 3 ¼ " aluminum cap in a range box marked "BRW Inc. PLS 20683" at each terminus point.

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

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

**Section 1.** That the Park Property, known generally as the City of Ulaanbaatar Park, is hereby designated as a "park" under section 2.4.5 of the City Charter and shall henceforth be regarded as being a designated park in the City and County of Denver, which designation is subject to a) the terms and conditions of the Quitclaim Deed from the United States of America to the City and County of Denver recorded April 10, 2000, at reception number 2000050533; b) any recorded warranties, reservations, covenants and/or restrictions of the United States of America; and c) any existing utilities lawfully located in the Park Property as of the date of this park designation.

1 COMMITTEE APPROVAL DATE: November 5, 2014 by consent  
2 MAYOR-COUNCIL DATE: November 11, 2014  
3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014  
10 PREPARED BY: Patrick A. Wheeler Assistant City Attorney DATE: November 13, 2014  
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  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014