

1 BY AUTHORITY

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

COUNCIL BILL NO. CB14-0926  
COMMITTEE OF REFERENCE:  
Infrastructure & Culture

6 A BILL

7 **For an ordinance relinquishing two easements in Parkfield Subdivision Filing**  
8 **No. 10 near the intersection of 49<sup>th</sup> Avenue and Memphis Street.**  
9

10 **WHEREAS**, the Manager of Public Works of the City and County of Denver has found and  
11 determined that the public use, convenience and necessity no longer requires the easements in  
12 the area hereinafter described, and subject to approval by ordinance, has relinquished the same;

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

16 **Section 1.** That the action of the Manager of Public Works in relinquishing the  
17 easements in the following areas:

18 **PARCEL 1 DESCRIPTION ROW NO. 2014-0064-03-001**  
19

20 THE NORTH 11.50 FEET OF LOTS 2, 4 & 5 AND TRACT B, BLOCK 1 TOGETHER  
21 WITH THE EAST, SOUTH AND WEST 6.00 FEET OF LOT 2, BLOCK 1 TOGETHER  
22 WITH THE WEST 18.50 FEET OF LOT 4, BLOCK 1, PARKFIELD FILING NO. 10,  
23 RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN  
24 THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66  
25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
26 STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
27

28 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER  
29 OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST  
30 QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL  
31 BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
32

33 THENCE NORTH 53°16'19" EAST, A DISTANCE OF 913.11 FEET TO A POINT ON  
34 THE EAST RIGHT OF WAY LINE OF MEMPHIS STREET AND THE POINT OF  
35 BEGINNING;  
36

37 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
38 OF 962.00 FEET, A CENTRAL ANGLE OF 1°13'48" AND AN ARC LENGTH OF  
39 20.65 FEET, THE CHORD OF WHICH BEARS NORTH  
40

41 00°40'52" EAST, A DISTANCE OF 20.65 FEET TO A POINT OF COMPOUND  
42 CURVATURE;  
43

44 [continued on next page]  
45

1 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF  
2 25.00 FEET, A CENTRAL ANGLE OF 93°21'54" AND AN ARC LENGTH OF 40.74 FEET,  
3 THE CHORD OF WHICH BEARS NORTH 47°58'43" EAST, A DISTANCE OF 36.38 FEET  
4 TO A POINT OF CURVATURE;

5  
6 THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 61.39 FEET TO A POINT OF  
7 CURVATURE;

8  
9 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
10 430.00 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 13.28  
11 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF  
12 13.28 FEET TO A POINT OF CURVATURE;

13  
14 THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 688.65 FEET TO A POINT OF  
15 CURVATURE;

16  
17 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
18 OF 370.00 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF  
19 17.41 FEET, THE CHORD OF WHICH BEARS SOUTH 85°45'38" EAST, A DISTANCE  
20 OF 17.40 FEET TO A POINT OF CURVATURE;

21  
22 THENCE SOUTH 84°24'46" EAST, A DISTANCE OF 55.41 FEET TO A POINT OF  
23 CURVATURE;

24  
25 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF  
26 25.00 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01  
27 FEET, THE CHORD OF WHICH BEARS SOUTH 55°45'17" EAST, A DISTANCE OF  
28 23.98 FEET;

29  
30 THENCE NORTH 84°24'46" WEST, A DISTANCE OF 76.45 FEET TO A POINT OF  
31 CURVATURE;

32  
33 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
34 358.50 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 16.87  
35 FEET, THE CHORD OF WHICH BEARS NORTH 85°45'38" WEST, A DISTANCE OF  
36 16.86 FEET TO A POINT OF CURVATURE;

37  
38 THENCE NORTH 87°06'30" WEST, A DISTANCE OF 519.44 FEET; THENCE SOUTH  
39 00°03'21" WEST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 03°52'49" WEST, A  
40 DISTANCE OF 30.07 FEET;

41 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 180.34 FEET TO A POINT ON  
42 A NON TANGENT CURVE;

43  
44 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
45 OF 24.50 FEET, A CENTRAL ANGLE OF 75°49'27" AND AN ARC

46  
47 LENGTH OF 32.42 FEET, THE CHORD OF WHICH BEARS NORTH 37°50'46" WEST,  
48 A DISTANCE OF 30.11 FEET TO A POINT OF CURVATURE;

49  
50 [continued on next page]  
51

1 THENCE NORTH 00°03'58" EAST, A DISTANCE OF 157.20 FEET;  
2 THENCE NORTH 03°52'49" EAST, A DISTANCE OF 30.07 FEET;  
3 THENCE NORTH 00°03'21" EAST, A DISTANCE OF 25.08 FEET;  
4 THENCE NORTH 87°06'30" WEST, A DISTANCE OF 31.03 FEET;  
5 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 26.61 FEET;  
6 THENCE SOUTH 03°44'53" EAST, A DISTANCE OF 30.07 FEET;

7  
8 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 157.20 FEET TO A POINT OF  
9 CURVATURE;

10  
11 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF  
12 24.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 38.48  
13 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'58" WEST, A DISTANCE  
14 OF 34.65 FEET TO A POINT OF CURVATURE;

15  
16 THENCE NORTH 89°56'02" WEST, A DISTANCE OF 129.41 FEET; THENCE  
17 NORTH 86°24'31" WEST, A DISTANCE OF 48.79 FEET;  
18 THENCE NORTH 89°56'02" WEST, A DISTANCE OF 20.00 FEET TO SAID EAST  
19 RIGHT OF WAY LINE OF MEMPHIS STREET;

20  
21 THENCE NORTH 00°03'58" EAST, A DISTANCE OF 213.45 FEET ALONG SAID  
22 EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

23  
24 EXCEPT THAT PART OF LOT 2, BLOCK 1, PARKFIELD FILING NO. 10,  
25 RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE  
26 SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST  
27 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE  
28 OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

29  
30 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER  
31 OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST  
32 QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL  
33 BEARINGS CONTAINED HEREIN RELATIVE THERETO;

34  
35 THENCE NORTH 65°20'31" EAST, A DISTANCE OF 811.61 FEET TO THE POINT  
36 OF BEGINNING; THENCE NORTH 00°03'58" EAST, A DISTANCE OF 207.45  
37 FEET TO A POINT OF CURVATURE;  
38 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
39 OF 956.00 FEET, A CENTRAL ANGLE OF 0°53'35" AND AN ARC

40  
41 LENGTH OF 14.90 FEET, THE CHORD OF WHICH BEARS NORTH 00°30'45"  
42 EAST, A DISTANCE OF 14.90 FEET TO A POINT OF COMPOUND CURVATURE;

43  
44 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF  
45 19.00 FEET, A CENTRAL ANGLE OF 93°42'07" AND AN ARC LENGTH OF 31.07  
46 FEET, THE CHORD OF WHICH BEARS NORTH 47°48'36" EAST, A DISTANCE  
47 OF 27.72 FEET TO A POINT OF CURVATURE;

48  
49 THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 61.05 FEET TO A  
50 POINT OF CURVATURE;

51 [continued on next page]

1 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
2 441.50 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 13.63  
3 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE  
4 OF 13.63 FEET TO A POINT OF CURVATURE;

5  
6 THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 113.65 FEET; THENCE  
7 SOUTH 00°03'58" WEST, A DISTANCE OF 27.11 FEET; THENCE SOUTH  
8 03°44'53" EAST, A DISTANCE OF 30.07 FEET;  
9 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 157.00 FEET TO A POINT  
10 OF CURVATURE;

11  
12 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF  
13 18.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 29.06  
14 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'58" WEST, A DISTANCE  
15 OF 26.16 FEET TO A POINT OF CURVATURE;

16  
17 THENCE NORTH 89°56'02" WEST, A DISTANCE OF 129.23 FEET; THENCE  
18 NORTH 86°24'31" WEST, A DISTANCE OF .79 FEET;  
19 THENCE NORTH 89°56'02" WEST, A DISTANCE OF 14.18 FEET TO THE POINT OF  
20 BEGINNING

21  
22 SAID PARCEL CONTAINING A CALCULATED NET AREA OF 18,401 SQUARE  
23 FEET OR 0.4224 ACRES, MORE OR LESS AND ALL DISTANCES ARE  
24 REPRESENTED IN U.S. SURVEY FEET

25  
26 and

27  
28 **PARCEL 2 DESCRIPTION ROW NO. 2014-0064-03-002**  
29

30 THE SOUTH 11.50 FEET OF LOTS 1 & 3, BLOCK 2, PARKFIELD FILING NO. 10,  
31 RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE  
32 SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF  
33 THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
34 COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

35  
36 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF  
37 SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST  
38 QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL  
39 BEARINGS CONTAINED HEREIN RELATIVE THERETO;

40  
41 THENCE NORTH 48°14'56" EAST, A DISTANCE OF 997.19 FEET TO THE POINT OF  
42 BEGINNING; THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 82.43 FEET TO A  
43 POINT OF CURVATURE;

44 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 358.50  
45 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 11.07 FEET, THE  
46 CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF 11.07 FEET TO  
47 A POINT OF CURVATURE;

48  
49 [continued on next page]  
50

1  
2 THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 688.65 FEET TO A POINT OF  
3 CURVATURE;

4  
5 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 441.50  
6 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 20.77 FEET, THE  
7 CHORD OF WHICH BEARS SOUTH 85°45'38" EAST, A DISTANCE OF 20.77 FEET TO  
8 A POINT OF CURVATURE;

9  
10 THENCE SOUTH 84°24'46" EAST, A DISTANCE OF 76.45 FEET TO A POINT ON A  
11 NON TANGENT CURVE;

12  
13 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00  
14 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01 FEET, THE  
15 CHORD OF WHICH BEARS SOUTH 66°55'44" WEST, A DISTANCE OF 23.98 FEET TO A  
16 POINT OF CURVATURE;

17  
18 THENCE NORTH 84°24'46" WEST, A DISTANCE OF 55.41 FEET TO A POINT OF  
19 CURVATURE;

20  
21 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00  
22 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 20.23 FEET,  
23 THE CHORD OF WHICH BEARS NORTH 85°45'38" WEST, A DISTANCE OF 20.23  
24 FEET TO A POINT OF CURVATURE;

25  
26 THENCE NORTH 87°06'30" WEST, A DISTANCE OF 688.65 FEET TO A POINT OF  
27 CURVATURE;

28  
29 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00  
30 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 11.43 FEET, THE  
31 CHORD OF WHICH BEARS NORTH 86°13'25" WEST, A DISTANCE OF 11.43 FEET TO  
32 A POINT OF CURVATURE;

33  
34 THENCE NORTH 85°20'20" WEST, A DISTANCE OF 61.39 FEET TO A POINT OF  
35 CURVATURE;

36  
37 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00  
38 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01 FEET, THE  
39 CHORD OF WHICH BEARS NORTH 56°40'51" WEST, A DISTANCE OF 23.98 FEET TO  
40 THE POINT OF BEGINNING;

41  
42 SAID PARCEL CONTAINING A CALCULATED AREA OF 9,969 SQUARE FEET OR 0.2289  
43 ACRES, MORE OR LESS AND ALL DISTANCES ARE REPRESENTED IN U.S. SURVEY  
44 FEET.

45  
46 be and the same is hereby approved and that the easements within such described areas are  
47 hereby relinquished.

48  
49 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: November 6, 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: Brent A. Eisen, 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 submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.  
15 D. Scott Martinez, Denver City Attorney  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014