

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. CB16-0374  
COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A BILL**

**For an ordinance designating certain property as “park” under section 2.4.5 of the City Charter which is to be incorporated into and known as Bear Valley Park.**

**WHEREAS**, the following real property which is under the jurisdiction of the Denver Department of Parks and Recreation and which is to be incorporated into the existing Bear Valley Park upon this park designation, has been or will be used for park purposes within the City and County of Denver (“Park Property”):

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township 4 South, Range 69 West of the 6<sup>TH</sup> P.M., City and County of Denver, State of Colorado, being more particularly described as follows:

Bearings contained herein are based upon the assumption that the South line of Section 36, Township 4 South, Range 69 West of the 6<sup>th</sup> P.M. bears S89°52’16”W between an existing 3 1/4” aluminum cap monument stamped CDOT PLS 13258 at the Southeast corner of Section 36 and an existing 3 1/4” aluminum cap monument stamped PLS 19591 at the Southwest corner of Section 36;

Commencing at the Southeast corner of said Section 36; Thence S89°52’16”W along the South line of the Southeast Quarter of the Southeast Quarter of said Section 36 a distance of 1320.80 feet to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 36; Thence N00°09’33”W along the West line of said Southeast Quarter of the Southeast Quarter a distance of 645.17 feet to a point on the Southeasterly right-of-way line of West Bear Creek Drive; Thence continuing along said Southeasterly right-of-way line of West Bear Creek Drive and along a curve to the left having a radius of 340.00 feet, a chord bearing of N45°14’18”E, a chord distance of 47.17 feet; Thence along the arc of said curve a distance of 47.21 feet to the Point of Beginning; Thence continuing along said Southeasterly right-of-way line of West Bear Creek Drive and along a curve to the left, having a radius of 340.00 feet, a chord bearing of N39°15’00”E, a chord distance of 23.85 feet; Thence along the arc of said curve a distance of 23.86 feet; Thence N37°14’23”E a distance of 78.04 feet to a point on a curve to the left, having a radius of 190.98 feet, a chord bearing of N29°49’53”E, a chord distance of 49.25 feet; Thence along the arc of said curve a distance of 49.39 feet; Thence departing said Southeasterly right-of-way line of West Bear Creek Drive S69°06’38”E a distance of 330.89 feet to the Northwest corner of Colorado Department of Transportation (CDOT) right-of-way for U.S. Highways 95 and 285; Thence S00°24’07”E along the Westerly line of said CDOT right-of-way a distance of 109.16 feet to the Northeast corner of a City and County of Denver parcel recorded as Reception No. 2003238692; Thence N73°03’24”W along the Northerly line of said City and County of Denver parcel a distance of 199.60 feet; Thence along a curve to the left, having a radius of 950.00 feet, a chord bearing of N75°55’12”W, a chord distance of 94.91 feet; Thence along the arc of said curve a distance of 94.95 feet; Thence N78°47’00”W a distance of 115.94 feet to the Point of Beginning.

