

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2023

COUNCIL BILL NO. CB23-0507
COMMITTEE OF REFERENCE:
Finance & Governance

A BILL

6 **For an ordinance designating certain properties as being required for public use**
7 **and authorizing use and acquisition thereof by negotiation or through**
8 **condemnation proceedings of fee simple, easement and other interests,**
9 **including any rights and interests related or appurtenant to properties**
10 **designated as needed for the 51st Avenue: Logan Street to Emerson Street**
11 **project.**

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

13 **Section 1.** That the Council hereby designates the following properties situated in the City
14 and County of Denver and State of Colorado as being needed for public uses and purposes by the
15 City and County of Denver, a municipal corporation of the State of Colorado:

16 **PARCEL NUMBER: 5050 WASHINGTON ST**
17 **LAND DESCRIPTION**

18
19 A parcel of land containing 19,954 sq. ft. (0.458 acres), more or less, in the Northwest One-Quarter
20 of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
21 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
22 described at Reception Number 2018041456, City and County of Denver Records, more
23 particularly described as follows:

24
25 BEGINNING at a point of intersection with the east Right-of-Way line of Washington St. (60'
26 R.O.W.) and the south Right-of-Way line of E. 51st Ave. (46.8' R.O.W.);

- 27 1. Thence along said south Right-of-Way line of E. 51st Ave. (46.8 R.O.W.),
- 28 S 89°50'44" E, a distance of 210.00 feet to the Northeast Corner of said parcel of land described at
- 29 Reception Number 2018041456;
- 30
- 31 2. Thence departing said south Right-of-Way line and along the east line of said parcel of land S
- 32 00°13'38" W, a distance of 44.86 feet;
- 33
- 34 3. Thence departing said east line N 89°46'16" W, a distance of 170.00 feet;
- 35
- 36 4. Thence S 00°13'38" W, a distance of 264.01 feet to the south line of said parcel of land;
- 37
- 38 5. Thence along said south line N 89°55'37" W, a distance of 40.00 feet to said east Right-of-Way
- 39 line of Washington St. (60' R.O.W.);
- 40

1 6. Thence along said east Right-of-Way line N 00°13'38" E, a distance of 308.70 feet, more or less,
2 to the POINT OF BEGINNING.

3
4 The above-described Parcel contains 19,954 sq. ft. (0.458 acres) more or less.

5
6 **PARCEL NUMBER: 5055 WASHINGTON ST**
7 **LAND DESCRIPTION**

8
9 A parcel of land containing 10,563 sq. ft. (0.243 acres), more or less, in the Northeast One-Quarter
10 of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th
11 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
12 described at Reception Number 2003099265, City and County of Denver Records, more
13 particularly described as follows:

14
15 BEGINNING at a point on the west Right-of-Way line of Washington St. (60' R.O.W.), also being
16 the Southeast Corner of said parcel of land described at Reception Number 2003099265;

17 1. Thence along the south line of said parcel of land described at Reception Number 2003099265,
18 N 89°52'48" W, a distance of 29.00 feet;

19
20 2. Thence departing said south line N 00°13'38" E, a distance of 47.86 feet;

21
22 3. Thence S 89°46'16" E, a distance of 19.70 feet;

23
24 4. Thence N 00°07'27" E, a distance of 99.79 feet;

25
26 5. Thence N 89°51'15" W, a distance of 141.13 feet;

27
28 6. Thence N 00°10'52" W, a distance of 41.22 feet;

29
30 7. Thence S 88°42'39" W, a distance of 20.35 feet;

31
32 8. Thence S 00°29'32" W, a distance of 15.00 feet;

33
34 9. Thence N 89°30'28" W, a distance of 77.88 feet to the west line of said parcel of land described
35 at Reception Number 2003099265;

36
37 10. Thence along said west line of N 00°10'32" E, a distance of 78.60 feet to the south Right-of-
38 Way line of E. 51st Ave. (R.O.W. Varies);

39
40 11. Thence departing said west line and along said south Right-of-Way line
41 S 89°58'52" E, a distance of 99.26 feet to an angle point of said parcel of land;

42
43 12. Thence departing said south Right-of-Way line and along the easterly line of said parcel of land
44 S 00°13'38" W, a distance of 100.53 feet;

45
46 13. Thence S 89°58'52" E, a distance of 150.00 feet to said west Right-of-Way line of Washington
47 St. (60' R.O.W.);

48

1 14. Thence along said west Right-of-Way line S 00°13'38" W, a distance of 152.43 feet, more or
2 less, to the POINT OF BEGINNING.

3
4 The above-described Parcel contains 10,563 sq. ft. (0.243 acres), more or less.

5
6 **PARCEL NUMBER: 5105 WASHINGTON ST**
7 **LAND DESCRIPTION**

8
9 A parcel of land containing 1,921 sq. ft. (0.044 acres), more or less, in the Northeast One-Quarter
10 of the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of the 6th
11 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
12 described at Reception Number 2007154932, City and County of Denver Records, more
13 particularly described as follows:

14
15 BEGINNING at a point of intersection with the west Right-of-Way line of Washington St. (60'
16 R.O.W.) and the north Right-of-Way line of E. 51st Ave. (R.O.W. Varies), also being the Southeast
17 Corner of said parcel of land described at Reception Number 2007154932, City and County of
18 Denver Records;

- 19 1. Thence along said north Right-of-Way line of E. 51st Ave. (R.O.W. Varies)
20 N 89°58'52" W, a distance of 86.71 feet;
21
22 2. Thence departing said north Right-of-Way line N 00°13'44" E, a distance of 13.03 feet;
23
24 3. Thence S 89°46'16" E, a distance of 69.70 feet;
25
26 4. Thence N 00°13'38" E, a distance of 46.59 feet;
27
28 5. Thence N 89°27'17" E, a distance of 16.69 feet;
29
30 6. Thence N 00°18'11" E, a distance of 40.85 feet to the north line of said parcel of land described
31 at Reception Number 2007154932;
32
33 7. Thence along said north line S 89°58'59" E, a distance of 0.25 feet to said west Right-of-Way
34 line of Washington St. (60' R.O.W.);
35
36 8. Thence along said west Right-of-Way line S 00°13'38" W, a distance of 100.37 feet, more
37 or less, to the POINT OF BEGINNING.

38
39 The above-described Parcel contains 1,921 sq. ft. (0.044 acres), more or less.

40
41 **PARCEL NUMBER: 5106 WASHINGTON ST**
42 **LAND DESCRIPTION**

43
44 A parcel of land containing 2,332 sq. ft. (0.054 acres), more or less, in the Northwest One-Quarter
45 of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
46 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
47 described at Reception Number 2016079566, City and County of Denver Records, and a portion of
48 Lots 12 through 14, Block 1, W.H. Clark's Subdivision, more particularly described as follows:

1
2 BEGINNING at a point on the east Right-of-Way line of Washington St. (60' R.O.W.), also being
3 the Northwest Corner of said parcel of land described at Reception Number 2016079566, City and
4 County of Denver Records;

5 1. Thence along the north line of said parcel of land described at Reception Number 2016079566,
6 S 89°50'44" E, a distance of 10.56 feet;

7
8 2. Thence departing said north line S 00°13'38" W, a distance of 31.85 feet;

9
10 3. Thence N 89°46'22" W, a distance of 10.00 feet;

11
12 4. Thence S 00°34'10" W, a distance of 69.74 feet;

13
14 5. Thence S 89°50'44" E, a distance of 8.78 feet;

15
16 6. Thence S 17°47'08" E, a distance of 44.06 feet;

17
18 7. Thence S 89°50'44" E, a distance of 102.39 feet to the east line of said parcel of land described
19 at Reception Number 2016079566;

20
21 8. Thence along said east line S 00°14'41" W, a distance of 10.50 feet to the north Right-of-Way
22 line of E. 51st Ave. (46.8' R.O.W.);

23
24 9. Thence departing said east line and along said north Right-of-Way line
25 N 89°50'44" W, a distance of 124.93 feet to said east Right-of-Way line of Washington St. (60'
26 R.O.W.), also being the Southwest Corner of said parcel of land described at Reception Number
27 2016079566;

28
29 10. Thence departing said north Right-of-Way line and along said east Right-of-Way line N
30 00°13'38" E, a distance of 154.00 feet, more or less, to the POINT OF BEGINNING.

31
32 The above-described Parcel contains 2,332 sq. ft. (0.054 acres), more or less.

33
34 **PARCEL NUMBER: 5194 WASHINGTON ST**
35 **LAND DESCRIPTION**
36

37 A parcel of land containing 1,117 sq. ft. (0.026 acres), more or less, in the Northwest One-Quarter
38 of the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th
39 Principal Meridian, City and County of Denver, Colorado, also being a portion of the property
40 described at Reception Number 2015042542, City and County of Denver Records, and a portion of
41 Lots 1 through 2, Block 1, W.H. Clark's Subdivision, more particularly described as follows:

42
43 BEGINNING at a point on the east Right-of-Way line of Washington St. (R.O.W. Varies), also being
44 the Southwest Corner of said parcel of land described at Reception Number 2015042542, City and
45 County of Denver Records;

46 1. Thence along said east Right-of-Way line of Washington St. (R.O.W. Varies),
47 N 00°13'38" E, a distance of 75.02 feet to the south Right-of-Way line of E. 52nd Ave. (60' R.O.W.);

- 1
- 2 2. Thence departing said east Right-of-Way line and along said south Right-of-Way line S
- 3 89°50'48" E, a distance of 125.15 feet to the Northeast Corner of said parcel;
- 4
- 5 3. Thence departing said south Right-of-Way line along the east line of said parcel
- 6 S 00°14'41" W, a distance of 1.00 feet;
- 7
- 8 4. Thence departing said east line N 89°50'48" W, a distance of 124.21 feet;
- 9
- 10 5. Thence S 00°03'20" E, a distance of 23.18 feet;
- 11
- 12 6. Thence S 89°43'14" E, a distance of 3.59 feet;
- 13
- 14 7. Thence S 01°26'06" E, a distance of 3.10 feet;
- 15
- 16 8. Thence S 89°46'22" E, a distance of 15.27 feet;
- 17
- 18 9. Thence S 00°13'38" W, a distance of 47.72 feet to the south line of said parcel of land described
- 19 at Reception Number 2015042542;
- 20
- 21 10. Thence along said south line N 89°50'44" W, a distance of 20.00 feet, more or less, to the
- 22 POINT OF BEGINNING.
- 23

24 The above-described Parcel contains 1,117 sq. ft. (0.026 acres) more or less.

25
26 **PARCEL NUMBER: PE-2**
27 **400 E. 52ND AVE. (RAILROAD PROPERTY)**
28 **LAND DESCRIPTION**

29 A parcel of land No. PE-2 of the City and County of Denver, State of Colorado containing 300 sq.
30 ft. (0.007 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,
31 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
32 parcel of land recorded in Book 2530, Page 293, City and County of Denver Records, being more
33 particularly described as follows:

34
35 Beginning at a point on the north right-of-way line of E. 51st Ave. (60'R.O.W.), whence the East
36 One-Quarter Corner of said Section 15 bears N. 62°58'36" E., a distance of 1,399.64 feet, said
37 point also being the POINT OF BEGINNING;

- 38 1. Thence N. 00°01'08" E., a distance of 15.00 feet;
- 39
- 40 2. Thence S. 89°58'52" E., a distance of 20.00 feet;
- 41
- 42 3. Thence S. 00°01'08" W., a distance of 15.00 feet to said north right-of-way line of E. 51st Ave.
- 43 (60'R.O.W.);
- 44
- 45 4. Thence along said north right-of-way line N. 89°58'52" W., a distance of 20.00 feet to the POINT
- 46 OF BEGINNING.

1
2 The above-described parcel contains 300 sq. ft. (0.007 acres), more or less.
3
4 **PARCEL NUMBER: PE-2A**
5 **E. 51st AVE. AT RAILROAD CROSSING**
6 **LAND DESCRIPTION**

7 A parcel of land No. PE-2A of the City and County of Denver, State of Colorado containing 6,010
8 sq. ft. (0.138 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,
9 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within the
10 existing right-of-way for E. 51st Ave. (60' R.O.W.), being more particularly described as follows:
11

12 Beginning at a point on the north right-of-way line of E. 51st Ave. (60'R.O.W.), whence the East
13 One-Quarter Corner of said Section 15 bears N. 62°58'36" E., a distance of 1,399.64 feet, said
14 point also being the POINT OF BEGINNING;

15 1. Thence along said north right-of-way line of E. 51st Ave. (60'R.O.W.) S. 89°58'52" E., a distance
16 of 100.16 feet;
17

18 2. Thence departing said north right-of-way line S. 03°14'49" W., a distance of 60.10 feet to the
19 south right-of-way line of E. 51st Ave. (60' R.O.W.);
20

21 3. Thence along said south right-of-way line of E. 51st Ave. (60' R.O.W.) N. 89°58'52" W., a
22 distance of 100.16 feet;
23

24 4. Thence departing said south right-of-way line N. 03°14'49" E., a distance of 60.10 feet to the
25 POINT OF BEGINNING.
26

27 The above-described parcel contains 6,010 sq. ft. (0.138 acres), more or less.

28 **PARCEL NUMBER: PE-4**
29 **510 E. 51st AVE.**
30 **LAND DESCRIPTION**

31 A parcel of land No. PE-4 of the City and County of Denver, State of Colorado containing 60 sq. ft.
32 (0.001 acres), more or less, in the Southeast One-Quarter of Section 15, Township 4 South,
33 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
34 parcel of land recorded at Reception Number 2011048631, City and County of Denver Records,
35 being more particularly described as follows:
36

37 Beginning at a point on the south right-of-way line of E. 51st Ave. (66' R.O.W.), also being the north
38 line of said parcel of land, whence the East One-Quarter Corner of said Section 15 bears N.
39 45°51'58" E., a distance of 999.66 feet, said point also being the POINT OF BEGINNING;

40 1. Thence along said south right-of-way line of E. 51st Ave. (66' R.O.W.) and said north line, S.
41 89°58'52" E., a distance of 12.00 feet;
42

43 2. Thence departing said south right-of-way line S. 00°01'08" W., a distance of 5.00 feet;
44

- 1 3. Thence N. 89°58'52" W., a distance of 12.00 feet;
2
3 4. Thence N. 00°01'08" E., a distance of 5.00 feet to the POINT OF BEGINNING.
4
5 The above-described parcel contains 60 sq. ft. (0.001 acres), more or less.

6 **PARCEL NUMBER: PE-4A**
7 **510 E. 51st AVE.**
8 **LAND DESCRIPTION**

9 A parcel of land No. PE-4A of the City and County of Denver, State of Colorado containing 60 sq.
10 ft. (0.001 acres), more or less, in Southeast One-Quarter of Section 15, Township 4 South, Range
11 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of
12 land recorded at Reception Number 2011048631, City and County of Denver Records, being more
13 particularly described as follows:

14
15 Beginning at a point on the south right-of-way line of E. 51st Ave. (66' R.O.W.), also being the north
16 line of said parcel of land, whence the East One-Quarter Corner of said Section 15 bears N.
17 37°22'17" E., a distance of 875.99 feet, said point also being the POINT OF BEGINNING;

- 18 1. Thence along said south right-of-way line of E. 51st Ave. (66' R.O.W.) and said north line
19 S. 89°58'52" E., a distance of 12.00 feet;
20
21 2. Thence departing said south right-of-way line S. 00°01'08" W., a distance of 5.00 feet;
22
23 3. Thence N. 89°58'52" W., a distance of 12.00 feet;
24
25 4. Thence N. 00°01'08" E., a distance of 5.00 feet to the POINT OF BEGINNING.

26
27 The above-described parcel contains 60 sq. ft. (0.001 acres), more or less.

28 **PARCEL NUMBER: PE-4B**
29 **510 E. 51st AVE.**
30 **LAND DESCRIPTION**

31 A parcel of land No. PE-4B of the City and County of Denver, State of Colorado containing 60 sq.
32 ft. (0.001 acres), more or less, in Southeast One-Quarter of Section 15, Township 3 South, Range
33 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of
34 land recorded at Reception Number 2011048631, City and County of Denver Records, being more
35 particularly described as follows:

36
37 Beginning at a point, whence the East One-Quarter Corner of said Section 15 bears N.
38 25°03'54" E., a distance of 780.61 feet, said point also being the POINT OF BEGINNING;

- 39 1. Thence S. 06°31'45" W., a distance of 5.00 feet;
40
41 2. Thence N. 83°28'15" W., a distance of 12.00 feet;
42
43 3. Thence N. 06°31'45" E., a distance of 5.00 feet;

1
2 4. Thence S. 83°28'15" E., a distance of 12.00 feet to the POINT OF BEGINNING.
3
4 The above-described parcel contains 60 sq. ft. (0.001 acres), more or less.

5 **PARCEL NUMBER: PE-15**
6 **5100 CLARKSON ST.**
7 **LAND DESCRIPTION**

8 A parcel of land No. PE-15 of the City and County of Denver, State of Colorado containing 288 sq.
9 ft. (0.007 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
10 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
11 parcel of land recorded at Reception Number 2022154747, City and County of Denver Records
12 and a portion of Lot 14, Block 2, W.H. Clark's Subdivision, being more particularly described as
13 follows:

14
15 Beginning at a point, whence the West One-Quarter Corner of said Section 14 bears
16 N. 27°17'31" W., a distance of 808.87 feet, said point also being the POINT OF BEGINNING;

- 17 1. Thence N. 00°09'16" E., a distance of 18.00 feet;
18
19 2. Thence S. 89°50'44" E., a distance of 16.00 feet;
20
21 3. Thence S. 00°09'16" W., a distance of 18.00 feet;
22
23 4. Thence N. 89°50'44" W., a distance of 16.00 feet to the POINT OF BEGINNING.

24
25 The above-described parcel contains 288 sq. ft. (0.007 acres), more or less.

26 **PARCEL NUMBER: RW-1**
27 **400 E. 51st AVE.**
28 **LAND DESCRIPTION**

29 A parcel of land No. RW-1 of the City and County of Denver, State of Colorado containing 30 sq. ft.
30 (0.001 acres), more or less, in Southeast One-Quarter of Section 15, Township 3 South, Range 68
31 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
32 recorded at Reception Number 2014048285, City and County of Denver Records. Said tract or
33 parcel being more particularly described as follows:

34
35 Beginning at a point on the south right-of-way line of E. 51st Ave. (60'R.O.W.), whence the East
36 One-Quarter Corner of said Section 15 bears N. 62°08'22" E., a distance of 1,489.14 feet, said
37 point also being the POINT OF BEGINNING;

- 38 1. Thence S. 00°17'08" W., a distance of 6.00 feet;
39
40 2. Thence N. 89°58'52" W., a distance of 5.00 feet to the east right-of-way line of Logan St.
41 (R.O.W. Varies);
42

1 3. Thence along said east right-of-way line of Logan St. (R.O.W. Varies) N. 00°17'08" E., a
2 distance of 6.00 feet to said south right-of-way line of E. 51st Ave. (60'R.O.W.);
3
4 4. Thence departing said east right-of-way line and along said south right-of-way line S. 89°58'52"
5 E., a distance of 5.00 feet to the POINT OF BEGINNING.
6
7 The above-described parcel contains 30 sq. ft. (0.001 acres), more or less.

8 **PARCEL NUMBER: RW-4**
9 **510 E. 51st AVE.**
10 **LAND DESCRIPTION**

11 A parcel of land No. RW-4 of the City and County of Denver, State of Colorado containing 757 sq.
12 ft. (0.017 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,
13 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
14 parcel of land recorded at Reception Number 2011048631, City and County of Denver Records,
15 being more particularly described as follows:
16

17 Beginning at a point on the west line of a parcel of land recorded at Reception Number
18 2003099265, City and County of Denver Records, also being the east line of said parcel of land
19 recorded at Reception Number 2011048631, whence the East One-Quarter Corner of said Section
20 15 bears N. 23°44'58" E., a distance of 774.85 feet, said point also being the POINT OF
21 BEGINNING;

- 22 1. Thence N. 83°28'15" W., a distance of 85.28 feet;
23
24 2. Thence on the arc of a curve to the left and tangent with the previously described course, a
25 radius of 516.40 feet, a central angle of 06°30'38", a distance of 58.68 feet, (a chord bearing N.
26 86°43'34" W., a distance of 58.65 feet) to the south right-of-way line of E. 51st Ave. (66' R.O.W.),
27 also being the north line of said parcel of land;
28
29 3. Thence along said south right-of-way line of E. 51st Ave. (66' R.O.W.) and said north line, S.
30 89°58'52" E., a distance of 143.32 feet to the northwest corner of said parcel of land recorded at
31 Reception Number 2003099265, City and County of Denver Records, also being the northeast
32 corner of said parcel of land recorded at Reception Number 2011048631;
33
34 4. Thence departing said south right-of-way line and along said west line of a parcel of land
35 recorded at Reception Number 2003099265, also being the east line of said parcel of land
36 recorded at Reception Number 2011048631,
37 S. 00°10'32" W., a distance of 13.00 feet to the POINT OF BEGINNING.
38

39 The above-described parcel contains 757 sq. ft. (0.017 acres), more or less.

40 **PARCEL NUMBER: RW-9**
41 **5095 WASHINGTON ST.**
42 **LAND DESCRIPTION**

43 A parcel of land No. RW-9 of the City and County of Denver, State of Colorado containing 15,079
44 sq. ft. (0.346 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,

1 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being the entire
2 parcel of land recorded at Reception Number 2011039259, City and County of Denver Records,
3 being more particularly described as follows:
4

5 Beginning at a point of intersection with the south Right-of-Way line of E. 51st Ave. (R.O.W. Varies)
6 and the west Right-of-Way line of Washington St. (60' R.O.W.), also being the northeast corner of
7 said parcel of land, whence the East One-Quarter Corner of said Section 15 bears N. 05°09'01" E.,
8 a distance of 699.14 feet, said point also being the POINT OF BEGINNING;

- 9 1. Thence along said west right-of-way line of Washington St. (60' R.O.W.),
10 S. 00°13'38" W., a distance of 100.53 feet to the southeast corner of said parcel of land;
11
- 12 2. Thence departing said west Right-of-Way line and along the south line of said parcel of land, N.
13 89°58'52" W., a distance of 150.00 feet to the southwest corner of said parcel of land;
14
- 15 3. Thence along the west line of said parcel of land N. 00°13'38" E., a distance of 100.53 feet to
16 said south Right-of-Way line of E. 51st Ave. (R.O.W. Varies), also being the northwest corner of
17 said parcel of land;
18
- 19 4. Thence along said south right-of-way line of E. 51st Ave. (R.O.W. Varies),
20 S. 89°58'52" E., a distance of 150.00 feet to the POINT OF BEGINNING.
21

22 The above-described parcel contains 15,079 sq. ft. (0.346 acres), more or less.

23 **PARCEL NUMBER: RW-12**
24 **5113 CLARKSON ST.**
25 **LAND DESCRIPTION**

26 A parcel of land No. RW-12 of the City and County of Denver, State of Colorado containing 934 sq.
27 ft. (0.021 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
28 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
29 parcel of land recorded at Reception Number 2013155413, City and County of Denver Records
30 and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as
31 follows:
32

33 Beginning at a point on the west Right-of-Way line of Clarkson St. (60'R.O.W.), also being the east
34 line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
35 20°07'08" W., a distance of 764.69 feet, said point also being the POINT OF BEGINNING;

- 36 1. Thence along said west Right-of-Way line of Clarkson St. (60'R.O.W.) S. 00°15'45" W., a
37 distance of 16.70 feet to the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), also being the
38 southeast corner of said parcel of land;
39
- 40 2. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.),
41 N. 89°50'44" W., a distance of 88.33 feet;
42
- 43 3. Thence departing said north right-of-way line on the arc of a curve to the left and non-tangent to
44 the previously described course, a radius of 64.50 feet, a central angle of 13°03'59", a distance of
45 14.71 feet, (a chord bearing N. 76°28'56" E., a distance of 14.68 feet);

1
2 4. Thence on the arc of a reverse curve to the right, a radius of 215.00 feet, a central angle of
3 20°09'45", a distance of 75.66 feet, (a chord bearing N. 80°01'49" E., a distance of 75.27 feet) to
4 the POINT OF BEGINNING.

5
6 The above-described parcel contains 934 sq. ft. (0.021 acres), more or less.

7
8 **PARCEL NUMBER: RW-12A**
9 **5113 CLARKSON ST.**
LAND DESCRIPTION

10 A parcel of land No. RW-12A of the City and County of Denver, State of Colorado containing 16
11 sq. ft., more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
12 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
13 recorded at Reception Number 2013155413, City and County of Denver Records and a portion of
14 Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

15
16 Beginning at a point on the north Right-of-Way line of E. 51st Ave. (46.8'R.O.W.), also being the
17 south line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
18 10°58'55" W., a distance of 748.11 feet, said point also being the POINT OF BEGINNING;

19 1. Thence along said north Right-of-Way line of E. 51st Ave. (46.8'R.O.W.) N. 89°50'44" W., a
20 distance of 4.49 feet to the east line of a sixteen-foot alley per said Block 1, W.H. Clark's
21 Subdivision, also being the southwest corner of said parcel of land;

22
23 2. Thence along said east line of a sixteen-foot alley per Block 1, W.H. Clark's Subdivision, N.
24 00°14'41" E., a distance of 7.17 feet;

25
26 3. Thence departing said east line S. 31°51'04" E., a distance of 8.45 feet to the POINT OF
27 BEGINNING.

28
29 The above-described parcel contains 16 sq. ft., more or less.

30
31 **PARCEL NUMBER: RW-13**
32 **770 E. 51st AVE.**
LAND DESCRIPTION

33 A parcel of land No. RW-13 of the City and County of Denver, State of Colorado containing 42 sq.
34 ft. (0.001 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
35 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
36 parcel of land recorded at Reception Number 1994178775, City and County of Denver Records,
37 being more particularly described as follows:

38
39 Beginning at a point on the south right-of-way line of E. 51st Ave. (46.8'R.O.W.), also being the
40 north line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
41 16°58'48" W., a distance of 817.09 feet, said point also being the POINT OF BEGINNING;

42 1. Thence on the arc of a non-tangent curve to the left, a radius of 520.00 feet, a central angle of
43 03°30'38", a distance of 31.86 feet, (a chord bearing S. 84°50'43" W., a distance of 31.86 feet) to

1 the east line of a parcel of land recorded at Reception Number 2018041456, City and County of
2 Denver Records, also being the west line of said parcel of land recorded at Reception Number
3 1994178775;

4
5 2. Thence along said east line of a parcel of land recorded at Reception Number 2018041456, N.
6 00°13'38" E., a distance of 2.95 feet to said south Right-of-Way line of E. 51st Ave. (46.8'R.O.W.),
7 also being the northwest corner of said parcel of land recorded at Reception Number 1994178775;

8
9 3. Thence along said south right-of-way line S. 89°50'44" E., a distance of 31.72 feet to the POINT
10 OF BEGINNING.

11
12 The above-described parcel contains 42 sq. ft. (0.001 acres), more or less.

13 **PARCEL NUMBER: RW-15**
14 **5100 CLARKSON ST.**
15 **LAND DESCRIPTION**

16 A parcel of land No. RW-15 of the City and County of Denver, State of Colorado containing 2,024
17 sq. ft. (0.046 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
18 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
19 parcel of land recorded at Reception Number 2022154747, City and County of Denver Records
20 and a portion of Lot 14, Block 2, W.H. Clark's Subdivision, being more particularly described as
21 follows:

22
23 Beginning at a point on the east Right-of-Way line of Clarkson St. (60'R.O.W.), also being the west
24 line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
25 24°12'08" W., a distance of 787.95 feet, said point also being the POINT OF BEGINNING;

26 1. Thence S. 89°50'44" E., a distance of 124.95 feet to the west line of a sixteen-foot alley per said
27 Block 2, W.H. Clark's Subdivision, also being the east line of said parcel of land;

28
29 2. Thence along said west line of a sixteen-foot alley per Block 2, W.H. Clark's Subdivision, S.
30 00°16'36" W., a distance of 16.20 feet to the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.),
31 also being the southeast corner of said parcel of land;

32
33 3. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.),
34 N. 89°50'44" W., a distance of 124.95 feet to said east Right-of-Way line of Clarkson St.
35 (60'R.O.W.), also being the southwest corner of said parcel of land;

36
37 4. Thence along said east right-of-way line N. 00°15'45" E., a distance of 16.20 feet to the POINT
38 OF BEGINNING.

39
40 The above-described parcel contains 2,024 sq. ft. (0.046 acres), more or less.

41 **PARCEL NUMBER: RW-16**
42 **5107 EMERSON ST.**
43 **LAND DESCRIPTION**

1 A parcel of land No. RW-16 of the City and County of Denver, State of Colorado containing 2,024
2 sq. ft. (0.046 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
3 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
4 parcel of land recorded at Reception Number 2020001321, City and County of Denver Records
5 and a portion of Lot 15, Block 2, W.H. Clark's Subdivision, being more particularly described as
6 follows:
7

8 Beginning at a point on the west Right-of-Way line of Emerson St. (60'R.O.W.), also being the east
9 line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
10 39°18'17" W., a distance of 929.73 feet, said point also being the POINT OF BEGINNING;

11 1. Thence along said west Right-of-Way line of Emerson St. (60'R.O.W.) S. 00°17'28" W.,
12 a distance of 16.20 feet to the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), also being the
13 southeast corner of said parcel of land;
14

15 2. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.),
16 N. 89°50'44" W., a distance of 124.95 feet to the east line of a sixteen-foot alley per said Block 2,
17 W.H. Clark's Subdivision, also being the southwest corner of said parcel of land;
18

19 3. Thence along said east line of a sixteen-foot alley per Block 2, N. 00°16'36" E., a distance of
20 16.20 feet;
21

22 4. Thence departing said east line S. 89°50'44" E., a distance of 124.95 feet to the POINT OF
23 BEGINNING.
24

25 The above-described parcel contains 2,024 sq. ft. (0.046 acres), more or less.

26 **PARCEL NUMBER: TE-1**
27 **400 E. 51st AVE.**
28 **LAND DESCRIPTION**

29 A parcel of land No. TE-1 of the City and County of Denver, State of Colorado containing 394 sq.
30 ft. (0.009 acres), more or less, in Southeast One-Quarter of Section 15, Township 3 South, Range
31 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of
32 land recorded at Reception Number 2014048285, City and County of Denver Records. being more
33 particularly described as follows:
34

35 Beginning at a point on the south right-of-way line of E. 51st Ave. (60'R.O.W.), whence the East
36 One-Quarter Corner of said Section 15 bears N. 62°08'22" E., a distance of 1,489.14 feet, said
37 point also being the POINT OF BEGINNING;

38 1. Thence along said south right-of-way line of E. 51st Ave. (60'R.O.W.) S. 89°58'52" E., a
39 distance of 66.30 feet to the westerly right-of-way line of the B.N.S.F. Railway Company, also
40 being the easterly line of said parcel of land;
41

42 2. Thence along said westerly right-of-way line of the B.N.S.F. Railway Company and said easterly
43 line, S. 03°14'49" W., a distance of 7.01 feet;
44

45 3. Thence departing said westerly right-of-way line and said easterly line

- 1 N. 89°58'52" W., a distance of 39.74 feet;
- 2
- 3 4. Thence N. 00°01'08" E., a distance of 3.00 feet;
- 4
- 5 5. Thence N. 89°58'52" W., a distance of 25.68 feet;
- 6
- 7 6. Thence S. 00°17'08" W., a distance of 3.50 feet;
- 8
- 9 7. Thence N. 89°58'52" W., a distance of 5.50 feet to the east right-of-way line of Logan St.
- 10 (R.O.W. Varies), also being the westerly line of said parcel of land;
- 11
- 12 8. Thence along said east right-of-way line of Logan St. (R.O.W. Varies) and said westerly line N.
- 13 00°17'08" E., a distance of 1.50 feet;
- 14
- 15 9. Thence departing said east right-of-way line and said westerly line
- 16 S. 89°58'52" E., a distance of 5.00 feet;
- 17
- 18 10. Thence N. 00°17'08" E., a distance of 6.00 feet to the POINT OF BEGINNING.
- 19
- 20 The above-described parcel contains 394 sq. ft. (0.009 acres), more or less.

PARCEL NUMBER: TE-3
480 E. 51st AVE.
LAND DESCRIPTION

24 A parcel of land No. TE-3 of the City and County of Denver, State of Colorado containing 1,868 sq.
 25 ft. (0.043 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,
 26 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
 27 parcel of land recorded at Reception Number 2011082350, City and County of Denver Records,
 28 being more particularly described as follows:

- 29
- 30 Beginning at a point on the westerly line of said parcel of land recorded at Reception Number
 31 2011082350, City and County of Denver Records, whence the East One-Quarter Corner of said
 32 Section 15 bears N. 58°30'27" E., a distance of 1,343.76 feet, said point also being the POINT OF
 33 BEGINNING;
- 34 1. Thence along said westerly line N. 04°07'04" E., a distance of 6.02 feet to the northwest corner
 35 of said parcel of land, also being the south right-of-way line of E. 51st Ave. (66' R.O.W.);
 - 36
 - 37 2. Thence along said south right-of-way line of E. 51st Ave. (66' R.O.W.) S. 89°58'52" E., a
 38 distance of 327.70 feet to the northeasterly corner of said parcel of land, also being the
 39 northwesterly corner of a parcel of land recorded at Reception Number 2011048631, City and
 40 County of Denver Records;
 - 41
 - 42 3. Thence departing said south right-of-way line and along said easterly line of a parcel of land
 43 recorded at Reception Number 2011082350, City and County of Denver Records, S. 65°15'44" W.,
 44 a distance of 9.55 feet;
 - 45
 - 46 4. Thence departing said northwesterly line N. 89°58'52" W., a distance of 247.42 feet;

- 1
- 2 5. Thence S. 45°45'19" W., a distance of 33.80 feet;
- 3
- 4 6. Thence N. 39°31'40" W., a distance of 28.00 feet;
- 5
- 6 7. Thence N. 89°58'52" W., a distance of 30.00 feet to the POINT OF BEGINNING.
- 7
- 8 The above-described parcel contains 1,868 sq. ft. (0.043 acres), more or less.

9 **PARCEL NUMBER: TE-4**
10 **510 E. 51st AVE.**
11 **LAND DESCRIPTION**

12 A parcel of land No. TE-4 of the City and County of Denver, State of Colorado containing 4,972 sq.
13 ft. (0.114 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,
14 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
15 parcel of land recorded at Reception Number 2011048631, City and County of Denver Records,
16 being more particularly described as follows:

17
18 Beginning at a point on the west line of a parcel of land recorded at Reception Number
19 2003099265, City and County of Denver Records, also being the east line of said parcel of land
20 recorded at Reception Number 2011048631, whence the East One-Quarter Corner of said Section
21 15 bears N. 23°44'58" E., a distance of 774.85 feet, said point also being the POINT OF
22 BEGINNING;

- 23 1. Thence along said west line of a parcel of land recorded at Reception Number 2003099265, S.
24 00°10'32" W., a distance of 6.20 feet;
- 25
- 26 2. Thence departing said west line N. 86°30'29" W., a distance of 118.85 feet;
- 27
- 28 3. Thence N. 89°58'52" W., a distance of 172.80 feet;
- 29
- 30 4. Thence N. 00°01'08" E., a distance of 5.00 feet;
- 31
- 32 5. Thence N. 89°58'52" W., a distance of 175.10 feet;
- 33
- 34 6. Thence S. 00°01'08" W., a distance of 10.00 feet;
- 35
- 36 7. Thence N. 89°58'52" W., a distance of 45.00 feet;
- 37
- 38 8. Thence N. 00°01'08" E., a distance of 13.00 feet;
- 39
- 40 9. Thence N. 89°58'52" W., a distance of 2.78 feet to the southeasterly line of a parcel of land
41 recorded at Reception Number 2011082350, City and County of Denver Records, also being the
42 northwesterly line of said parcel of land recorded at Reception Number 2011048631;
- 43
- 44 10. Thence along said southeasterly line of a parcel of land recorded at Reception Number
45 2011082350, N. 65°15'44" E., a distance of 9.55 feet to the south right-of-way line of E. 51st Ave.

1 (66' R.O.W.), also being the northwesterly corner of said parcel of land recorded at Reception
2 Number 2011048631;
3
4 11. Thence departing said southeasterly line and along said south right-of-way line of E. 51st Ave.
5 (66' R.O.W.), also being the north line of said parcel of land,
6 S. 89°58'52" E., a distance of 100.24 feet;
7
8 12. Thence departing said south right-of-way line S. 00°01'08" W., a distance of 5.00 feet;
9
10 13. Thence S. 89°58'52" E., a distance of 12.00 feet;
11
12 14. Thence N. 00°01'08" E., a distance of 5.00 feet to said south right-of-way line of E. 51st Ave.
13 (66' R.O.W.), also being the north line of said parcel of land;
14
15 15. Thence along said south right-of-way line of E. 51st Ave. (66' R.O.W.), also being the north line
16 of said parcel of land, S. 89°58'52" E., a distance of 173.77 feet;
17
18 16. Thence departing said south right-of-way line S. 00°01'08" W., a distance of 5.00 feet;
19
20 17. Thence S. 89°58'52" E., a distance of 12.00 feet;
21
22 18. Thence N. 00°01'08" E., a distance of 5.00 feet to said south right-of-way line of E. 51st Ave.
23 (66' R.O.W.), also being the north line of said parcel of land;
24
25 19. Thence along said south right-of-way line of E. 51st Ave. (66' R.O.W.), also being the north line
26 of said parcel of land, S. 89°58'52" E., a distance of 64.36 feet;
27
28 20. Thence departing said south right-of-way line on the arc of a curve to the right, tangent to the
29 previously and following described course, a radius of 516.40 feet, a central angle of 06°30'38", a
30 distance of 58.68 feet, (a chord bearing S. 86°43'34" E., a distance of 58.65 feet);
31
32 21. Thence S. 83°28'15" E., a distance of 54.52 feet;
33
34 22. Thence S. 06°31'45" W., a distance of 5.00 feet;
35
36 23. Thence S. 83°28'15" E., a distance of 12.00 feet;
37
38 24. Thence N. 06°31'45" E., a distance of 5.00 feet;
39
40 25. Thence S. 83°28'15" E., a distance of 18.76 feet to the POINT OF BEGINNING.
41
42 The above-described parcel contains 4,972 sq. ft. (0.114 acres), more or less.

43 **PARCEL NUMBER: TE-6**
44 **495 E. 51ST AVE.**
45 **LAND DESCRIPTION**

46 A parcel of land No. TE-6 of the City and County of Denver, State of Colorado containing 358 sq.
47 ft. (0.008 acres), more or less, in the Southeast One-Quarter of Section 15, Township 3 South,

1 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
2 parcel of land recorded at Reception Number 2015085606, City and County of Denver Records,
3 being more particularly described as follows:
4

5 Beginning at a point on the north right-of-way line of E. 51st Ave. (66'R.O.W.), whence the East
6 One-Quarter Corner of said Section 15 bears N. 33°39'07" E., a distance of 757.07 feet, said point
7 also being the POINT OF BEGINNING;

8 1. Thence N. 00°01'08" E., a distance of 4.00 feet;

9
10 2. Thence S. 89°58'52" E., a distance of 52.00 feet;

11
12 3. Thence S. 00°01'08" W., a distance of 3.00 feet;

13
14 4. Thence S. 89°58'52" E., a distance of 150.03 feet to the west line of a parcel of land recorded at
15 Reception Number 2022064369, City and County of Denver Records;

16
17 5. Thence along said west line of a parcel of land recorded at Reception Number 2022064369, S.
18 00°01'08" W., a distance of 1.00 feet to said north right-of-way line of E. 51st Ave. (66'R.O.W.), also
19 being the southwest corner of said parcel of land;

20
21 6. Thence departing said west line and along said north right-of-way line N. 89°58'52" W., a
22 distance of 202.03 feet to the POINT OF BEGINNING.

23
24 The above-described parcel contains 358 sq. ft. (0.008 acres), more or less.

25 **PARCEL NUMBER: TE-7**
26 **495 E. 51ST AVE.**
27 **LAND DESCRIPTION**

28 A parcel of land No. TE-7 of the City and County of Denver, State of Colorado containing 10 sq. ft.,
29 more or less, in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West, of
30 the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded
31 at Reception Number 2022064369, City and County of Denver Records, being more particularly
32 described as follows:
33

34 Commencing at a point on the north Right-of-Way line of E. 51st Ave. (66' R.O.W.), also being the
35 west line of a parcel of land recorded at Reception Number 2007154932, City and County of
36 Denver Records, whence the East One-Quarter Corner of said Section 15 bears N. 16°34'01" E., a
37 distance of 657.57 feet;

38 Thence along said north Right-of-Way line of E. 51st Ave. (66' R.O.W.), N. 89°58'52" W., a distance
39 of 20.00 feet to the POINT OF BEGINNING;

40 1. Thence continuing along said north right-of-way line N. 89°58'52" W., a distance of 10.00 feet to
41 the southwest corner of said parcel of land recorded at Reception Number 2022064369;

42
43 2. Thence departing said north right-of-way line and along the west line of said parcel of land, N.
44 00°01'08" E., a distance of 1.00 feet;

1
2 3. Thence departing said west line S. 89°58'52" E., a distance of 10.00 feet to the east line of said
3 parcel of land;
4
5 4. Thence along said east line S. 00°01'08" W., distance of 1.00 feet to the POINT OF
6 BEGINNING.
7
8 The above-described parcel contains 10 sq. ft., more or less.

9
10 **PARCEL NUMBER: TE-7A**
11 **495 E. 51ST AVE.**
LAND DESCRIPTION

12 A parcel of land No. TE-7A of the City and County of Denver, State of Colorado containing 10 sq.
13 ft., more or less, in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West,
14 of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
15 recorded at Reception Number 2022064368, City and County of Denver Records, being more
16 particularly described as follows:
17

18 Commencing at a point on the north Right-of-Way line of E. 51st Ave. (66' R.O.W.), also being the
19 west line of a parcel of land recorded at Reception Number 2007154932, City and County of
20 Denver Records, whence the East One-Quarter Corner of said Section 15 bears N. 16°34'01" E., a
21 distance of 657.57 feet;

22 Thence along said north Right-of-Way line of E. 51st Ave. (66' R.O.W.), N. 89°58'52" W., a distance
23 of 20.00 feet to the POINT OF BEGINNING;

- 24 1. Thence departing said north right-of-way line and along the west line of said parcel of land
25 recorded at Reception Number 2022064368, N. 00°01'08" E., a distance of 1.00 feet;
26
27 2. Thence departing said west line S. 89°58'52" E., a distance of 10.00 feet to the east line of said
28 parcel of land;
29
30 3. Thence along said east line S. 00°01'08" W., a distance of 1.00 feet to said north Right-of-Way
31 line of E. 51st Ave. (66' R.O.W.), also being the southeast corner of said parcel of land;
32
33 4. Thence along said north right-of-way line N. 89°58'52" W., a distance of 10.00 feet to the POINT
34 OF BEGINNING.

35
36 The above-described parcel contains 10 sq. ft., more or less.

37 **PARCEL NUMBER: TE-7B**
38 **10'X10' PARCEL N. SIDE E. 51ST AVE. AND 125' W. OF WASHINGTON ST.**
39 **LAND DESCRIPTION**

40 A parcel of land No. TE-7B of the City and County of Denver, State of Colorado containing 10 sq.
41 ft., more or less, in the Southeast One-Quarter of Section 15, Township 3 South, Range 68 West,
42 of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
43 recorded at Reception Number 2022105648, City and County of Denver Records, being more

1 particularly described as follows:
2
3 Beginning at a point on the north Right-of-Way line of E. 51st Ave. (66' R.O.W.), also being the
4 west line of a parcel of land recorded at Reception Number 2007154932, City and County of
5 Denver Records, whence the East One-Quarter Corner of said Section 15 bears N. 16°34'01" E., a
6 distance of 657.57 feet, said point also being the POINT OF BEGINNING;

7 1. Thence along said north Right-of-Way line of E. 51st Ave. (66' R.O.W.)
8 N. 89°58'52" W., a distance of 10.00 feet to the southwest corner of said parcel of land recorded at
9 Reception Number 2022105648;

10
11 2. Thence departing said north right-of-way line and along the west line of said parcel of land, N.
12 00°01'08" E., a distance of 1.00 feet;

13
14 3. Thence departing said west line S. 89°58'52" E., a distance of 10.00 feet to the east line of said
15 parcel of land, also being the west line of said parcel of land recorded at Reception Number
16 2007154932;

17
18 4. Thence along said east line S. 00°13'38" W., distance of 1.00 feet to the POINT OF
19 BEGINNING.

20
21 The above-described parcel contains 10 sq. ft., more or less.

22 **PARCEL NUMBER: TE-12**
23 **5113 CLARKSON ST.**
24 **LAND DESCRIPTION**

25 A parcel of land No. TE-12 of the City and County of Denver, State of Colorado containing 1,097
26 sq. ft. (0.025 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
27 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
28 parcel of land recorded at Reception Number 2013155413, City and County of Denver Records
29 and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as
30 follows:

31
32 Beginning at a point on the west Right-of-Way line of Clarkson St. (60'R.O.W.), also being the east
33 line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
34 20°07'08" W., a distance of 764.69' feet, said point also being the POINT OF BEGINNING;

35 1. Thence on the arc of a non-tangent curve to the left, a radius of 215.00 feet, a central angle of
36 20°09'45", a distance of 75.66 feet, (a chord bearing S. 80°01'49" W., a distance of 75.27 feet);

37
38 2. Thence on the arc of a reverse curve to the right, a radius of 64.50 feet, a central angle of
39 13°03'59", a distance of 14.71 feet, (a chord bearing S. 76°28'56" W., a distance of 14.68 feet) to
40 the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), also being the south line of said parcel of
41 land;

42
43 3. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.) and non-tangent to the
44 previously described curve, N. 89°50'44" W., a distance of 32.11 feet;

45

- 1 4. Thence departing said north right-of-way line N. 31°51'04" W., a distance of 8.45 feet to the east
- 2 line of a sixteen-foot alley per said Block 1, W.H. Clark's Subdivision;
- 3
- 4 5. Thence along said east line of a sixteen-foot alley per Block 1, W.H. Clark's Subdivision N.
- 5 00°14'41" E., a distance of 3.83 feet;
- 6
- 7 6. Thence departing said east line S. 89°50'44" E., a distance of 54.34 feet;
- 8
- 9 7. Thence on the arc of a curve to the right and non-tangent to the previously and following
- 10 described courses, a radius of 256.50 feet, a central angle of 14°54'21", a distance of 66.73 feet,
- 11 (a chord bearing N. 80°36'48" E., a distance of 66.54 feet);
- 12
- 13 8. Thence N. 00°15'45" E., a distance of 31.97 feet to the north line of said Lot 15, Block 1, W.H.
- 14 Clark's Subdivision;
- 15
- 16 9. Thence along said north line S. 89°50'44" E., a distance of 5.00 feet to said west Right-of-Way
- 17 line of Clarkson St. (60'R.O.W.), also being the northeast corner of said Lot 15, Block 1;
- 18
- 19 10. Thence along said west Right-of-Way line of Clarkson St. (60'R.O.W.) S. 00°15'45" W., a
- 20 distance of 37.30 feet to the POINT OF BEGINNING.
- 21
- 22 The above-described parcel contains 1,097 sq. ft. (0.025 acres), more or less.

PARCEL NUMBER: TE-13
770 E. 51st AVE.
LAND DESCRIPTION

26 A parcel of land No. TE-13 of the City and County of Denver, State of Colorado containing 1,158

27 sq. ft. (0.027 acres), more or less, in Section 14, Township 3 South, Range 68 West, of the 6th

28 Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at

29 Reception Number 1994178775, City and County of Denver Records, being more particularly

30 described as follows:

31

32 Beginning at a point on the south Right-of-Way line of E. 51st Ave. (46.8'R.O.W.), also being the

33 north line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears

34 N. 16°58'48" W., a distance of 817.09 feet, said point also being the POINT OF BEGINNING;

35 1. Thence along said south right-of-way line of E. 51st Ave. (46.8'R.O.W.)

36 S. 89°50'44" E., a distance of 118.28 feet to the northwest corner of a parcel of land recorded at

37 Reception Number 2021005010, City and County of Denver Records, also being the northeast

38 corner of said parcel of land recorded at Reception Number 1994178775;

39

40 2. Thence along said west line of a parcel of land recorded at Reception Number 2021005010, S.

41 00°13'38" W., a distance of 8.00 feet;

42

43 3. Thence departing said west line N. 89°50'44" W., a distance of 150.00 feet to the east line of a

44 parcel of land recorded at Reception Number 2018041456, City and County of Denver Records,

45 also being the west line of said parcel of land recorded at Reception Number 1994178775;

1 4. Thence along said east line of a parcel of land recorded at Reception Number 2018041456, N.
2 00°13'38" E., a distance of 5.05 feet;

3
4 5. Thence departing said east line on the arc of a curve to the right and non-tangent to the
5 previously described course, a radius of 520.00 feet, a central angle of 03°30'38", a distance of
6 31.86 feet, (a chord bearing N. 84°50'43" E., a distance of 31.86 feet) to the POINT OF
7 BEGINNING.

8
9 The above-described parcel contains 1,158 sq. ft. (0.027 acres), more or less.

10 **PARCEL NUMBER: TE-14**
11 **790 E. 51ST AVE.**
12 **LAND DESCRIPTION**

13 A parcel of land No. TE-14 of the City and County of Denver, State of Colorado containing 1,192
14 sq. ft. (0.027 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
15 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
16 parcel of land recorded at Reception Number 2021005010, City and County of Denver Records,
17 being more particularly described as follows:

18
19 Beginning at a point on the west line of a parcel of land recorded at Reception Number
20 2016071187, City and County of Denver Records, also being the east line of said parcel of land
21 recorded at Reception Number 2021005010, whence the West One-Quarter Corner of said
22 Section 14 bears N. 33°59'55" W., a distance of 949.59 feet, said point also being the POINT OF
23 BEGINNING;

24 1. Thence N. 89°50'44" W., a distance of 87.09 feet;

25
26 2. Thence S. 00°09'16" W., a distance of 2.00 feet;

27
28 3. Thence N. 89°50'44" W., a distance of 30.00 feet;

29
30 4. Thence S. 00°09'16" W., a distance of 4.00 feet;

31
32 5. Thence N. 89°50'44" W., a distance of 30.00 feet;

33
34 6. Thence N. 00°09'16" E., a distance of 3.00 feet;

35
36 7. Thence N. 89°50'44" W., a distance of 27.01 feet to the east line of a parcel of land recorded at
37 Reception Number 1994178775, City and County of Denver Records, also being the west line of
38 said parcel of land recorded at Reception Number 2021005010;

39
40 8. Thence along said east line of a parcel of land recorded at Reception Number 1994178775, N.
41 00°13'38" E., a distance of 8.00 feet to the south Right-of-Way line of E. 51st. Ave. (46.8' R.O.W.),
42 also being the northwest corner of said parcel of land recorded at Reception Number 2021005010;

43
44 9. Thence along said south Right-of-Way line of E. 51st. Ave. (46.8' R.O.W.) S. 89°50'44" E., a
45 distance of 174.10 feet to the northwest corner of said parcel of land recorded at Reception

1 Number 2016071187, also being the northeast corner of said parcel of land recorded at Reception
2 Number 2021005010;
3
4 10. Thence along said west line of a parcel of land recorded at Reception Number 2016071187, S.
5 00°13'38" W., a distance of 5.00 feet to the POINT OF BEGINNING.
6
7 The above-described parcel contains 1,192 sq. ft. (0.027 acres), more or less.

8 **PARCEL NUMBER: TE-15**
9 **5100 CLARKSON ST.**
10 **LAND DESCRIPTION**

11 A parcel of land No. TE-15 of the City and County of Denver, State of Colorado containing 1,670
12 sq. ft. (0.038 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
13 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
14 parcel of land recorded at Reception Number 2022154747, City and County of Denver Records
15 and a portion of Lot 14, Block 2, W.H. Clark's Subdivision, being more particularly described as
16 follows:

17
18 Beginning at a point on the east Right-of-Way line of Clarkson St. (60'R.O.W.), also being the west
19 line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
20 24°12'08" W., a distance of 787.95 feet, said point also being the POINT OF BEGINNING;

- 21 1. Thence along said east Right-of-Way line of Clarkson St. (60'R.O.W.) N. 00°15'45" E., a
22 distance of 37.80 feet to the northwest corner of said Lot 14, Block 2, W.H. Clark's Subdivision;
- 23
24 2. Thence along the north line of said Lot 14, Block 2, S. 89°50'44" E., a distance of 5.00 feet;
- 25
26 3. Thence departing said north line S. 00°15'45" W., a distance of 23.80 feet;
- 27
28 4. Thence S. 89°50'44" E., a distance of 41.83 feet;
- 29
30 5. Thence N. 00°09'16" E., a distance of 5.00 feet;
- 31
32 6. Thence S. 89°50'44" E., a distance of 18.00 feet;
- 33
34 7. Thence S. 00°09'16" W., a distance of 5.00 feet;
- 35
36 8. Thence S. 89°50'44" E., a distance of 60.13 feet to the west line of a sixteen-foot alley per said
37 Block 2, W.H. Clark's Subdivision, also being the east line of said parcel of land;
- 38
39 9. Thence along said west line of a sixteen-foot alley per Block 2,
40 S. 00°16'36" W., a distance of 14.00 feet;
- 41
42 10. Thence departing said west line N. 89°50'44" W., a distance of 61.10 feet;
- 43
44 11. Thence N. 00°09'16" E., a distance of 18.00 feet;
- 45
46 12. Thence N. 89°50'44" W., a distance of 16.00 feet;

1
2 13. Thence S. 00°09'16" W., a distance of 18.00 feet;
3 14. Thence N. 89°50'44" W., a distance of 47.85 feet to the POINT OF BEGINNING.
4
5 The above-described parcel contains 1,670 sq. ft. (0.038 acres), more or less.

6 **PARCEL NUMBER: TE-16**
7 **5107 EMERSON ST.**
8 **LAND DESCRIPTION**

9 A parcel of land No. TE-16 of the City and County of Denver, State of Colorado containing 662 sq.
10 ft. (0.015 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
11 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
12 parcel of land recorded at Reception Number 2020001321, City and County of Denver Records
13 and a portion of Lot 15, Block 2, W.H. Clark's Subdivision, being more particularly described as
14 follows:

15
16 Beginning at a point on the west Right-of-Way line of Emerson St. (60'R.O.W.), also being the east
17 line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N.
18 39°18'17" W., a distance of 929.73 feet, said point also being the POINT OF BEGINNING;

19 1. Thence N. 89°50'44" W., a distance of 124.95 feet to the east line of a sixteen-foot alley per said
20 Block 2, W.H. Clark's Subdivision, also being the west line of said parcel of land;

21
22 2. Thence along said east line of a sixteen-foot alley per Block 2, N. 00°16'36" E., a distance of
23 13.66 feet;

24
25 3. Thence departing said east line S. 44°58'33" E., a distance of 12.27 feet;

26
27 4. Thence S. 89°50'44" E., a distance of 116.24 feet to said west Right-of-Way line of Emerson St.
28 (60'R.O.W.), also being the east line of said parcel of land;

29
30 5. Thence along said west right-of-way line S. 00°17'28" W., a distance of 5.00 feet to the POINT
31 OF BEGINNING.

32
33 The above-described parcel contains 662 sq. ft. (0.015 acres), more or less.

34 **PARCEL NUMBER: TE-17**
35 **835 E. 50TH AVE.**
36 **LAND DESCRIPTION**

37 A parcel of land No. TE-17 of the City and County of Denver, State of Colorado containing 440 sq.
38 ft. (0.010 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South,
39 Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a
40 parcel of land recorded at Reception Number 2016071187, City and County of Denver Records,
41 being more particularly described as follows:

42
43 Beginning at a point on the east line of a parcel of land recorded at Reception Number
44 2021005010, City and County of Denver Records, also being the west line of said parcel of land

1 recorded at Reception Number 2016071187, whence the West One-Quarter Corner of said
2 Section 14 bears N. 33°59'55" W., a distance of 949.59 feet, said point also being the POINT OF
3 BEGINNING;

4 1. Thence along said east line of a parcel of land recorded at Reception Number 2021005010, N.
5 00°13'38" E., a distance of 5.00 feet to the south Right-of-Way line of E. 51st Ave. (46.8' R.O.W.),
6 also being the northwest corner of said parcel of land recorded at Reception Number 2016071187;

7
8 2. Thence along said south Right-of-Way line of E. 51st Ave. (46.8' R.O.W.),
9 S. 89°50'44" E., a distance of 87.90 feet to the northeast corner of said parcel of land;

10
11 3. Thence along the east line of said parcel of land, S. 00°13'38" W., a distance of 5.00 feet;

12
13 4. Thence departing said east line N. 89°50'44" W., a distance of 87.90 feet to the POINT OF
14 BEGINNING.

15
16 The above-described parcel contains 440 sq. ft. (0.010 acres), more or less.

17 **PARCEL NUMBER: TE-18**
18 **5118 CLARKSON ST**
19 **LAND DESCRIPTION**

20 A parcel of land of the City and County of Denver, State of Colorado containing 110 sq. ft. (0.003
21 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
22 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
23 recorded at Reception No. 2018103583, City and County of Denver Records and a portion of Lot
24 12, Block 2, W.H. Clark's Subdivision, being more particularly described as follows:

25
26 Beginning at a point on the east Right-of-Way line of Clarkson St. (60'R.O.W.), also being the west
27 line of said Lot 12, Block 2, W.H. Clark's Subdivision, whence a found Denver Range Point located
28 at the intersection of E. 51st Ave. and Clarkson St. bears S. 14°39'05" W., a distance of 160.97
29 feet, said point also being the POINT OF BEGINNING;

30 1. Thence along said east right-of-way line, also being the west line of said Lot 12, Block 2, N.
31 00°15'45" E., a distance of 22.00 feet;

32
33 2. Thence departing said east right-of-way line S. 89°44'15" E., a distance of 5.00 feet;

34
35 3. Thence S. 00°15'45" W., a distance of 22.00 feet;

36
37 4. Thence N. 89°44'15" W., a distance of 5.00 feet to the POINT OF BEGINNING.

38
39 The above-described parcel contains 110 sq. ft. (0.003 acres), more or less.

40 **PARCEL NUMBER: TE-19**
41 **5145 CLARKSON ST**
42 **LAND DESCRIPTION**

1 A parcel of land of the City and County of Denver, State of Colorado containing 170 sq. ft. (0.004
2 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
3 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
4 recorded at Reception No. 2018146175, City and County of Denver Records and a portion of Lot
5 22, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:
6

7 Beginning at a point on the west Right-of-Way line of Clarkson St. (60'R.O.W.), also being the east
8 line of said Lot 22, Block 1, W.H. Clark's Subdivision, whence a found Denver Range Point located
9 at the intersection of E. 52nd Ave and Clarkson St. bears N. 03°43'42" E., a distance of 330.83 feet,
10 said point also being the POINT OF BEGINNING;

11 1. Thence along said west right-of-way line, also being the east line of said Lot 22, Block 1, S.
12 00°15'45" W., a distance of 34.00 feet;

13
14 2. Thence departing said west right-of-way line N. 89°44'15" W., a distance of 5.00 feet;

15
16 3. Thence N. 00°15'45" E., a distance of 34.00 feet;

17
18 4. Thence S. 89°44'15" E., a distance of 5.00 feet to the POINT OF BEGINNING.
19

20 The above-described parcel contains 170 sq. ft. (0.004 acres), more or less.

21 **PARCEL NUMBER: TE-20**
22 **5154 CLARKSON ST**
23 **LAND DESCRIPTION**

24 A parcel of land of the City and County of Denver, State of Colorado containing 90 sq. ft. (0.002
25 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
26 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
27 recorded at Reception No. 2017036670, City and County of Denver Records, and a portion of Lot
28 6, Block 2, W.H. Clark's Subdivision, being more particularly described as follows:
29

30 Beginning at a point on the east Right-of-Way line of Clarkson St. (60'R.O.W.), also being the west
31 line of said Lot 6, Block 2, W.H. Clark's Subdivision, whence a found Denver Range Point located
32 at the intersection of E. 52nd Ave. and Clarkson St. bears N. 07°05'27" W., a distance of 312.53
33 feet, said point also being the POINT OF BEGINNING;

34 1. Thence along said east right-of-way line, also being the west line of said Lot 6, Block 2, N.
35 00°15'45" E., a distance of 30.00 feet to the northwest corner of said Lot 6, Block 2;

36
37 2. Thence along the north line of said Lot 6, Block 2, S. 89°50'44" E., a distance of 3.00 feet;

38
39 3. Thence departing said north line S. 00°15'45" W., a distance of 30.00 feet;

40
41 4. Thence N. 89°50'44" W., a distance of 3.00 feet to the POINT OF BEGINNING.
42

43 The above-described parcel contains 90 sq. ft. (0.002 acres), more or less.

1 **PARCEL NUMBER: TE-21**
2 **5155 CLARKSON ST**
3 **LAND DESCRIPTION**

4 A parcel of land of the City and County of Denver, State of Colorado containing 600 sq. ft. (0.014
5 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
6 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
7 recorded at Reception No. 2022026619, City and County of Denver Records and a portion of Lots
8 23 through 25, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:
9

10 Beginning at a point on the west Right-of-Way line of Clarkson St. (60'R.O.W.), also being the
11 northeast corner of said Lot 25, Block 1, W.H. Clark's Subdivision, whence a found Denver Range
12 Point located at the intersection of E. 52nd Ave and Clarkson St. bears N. 06°36'01" E., a distance
13 of 181.18 feet, said point also being the POINT OF BEGINNING;

- 14 1. Thence along said west Right-of-Way line of Clarkson St. (60'R.O.W.), also being the east line
15 of said Lots 23 through 25, Block 1, S. 00°15'45" W., a distance of 120.00 feet;
16
17 2. Thence departing said west right-of-way line N. 89°50'44" W., a distance of 5.00 feet;
18
19 3. Thence N. 00°15'45" E., a distance of 120.00 feet to the north line of said Lot 25, Block 1;
20
21 4. Thence along said north line S. 89°50'44" E., a distance of 5.00 feet to the POINT OF
22 BEGINNING.
23

24 The above-described parcel contains 600 sq. ft. (0.014 acres), more or less.

25 **PARCEL NUMBER: TE-22**
26 **5156 CLARKSON ST**
27 **LAND DESCRIPTION**

28 A parcel of land of the City and County of Denver, State of Colorado containing 300 sq. ft. (0.007
29 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
30 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
31 recorded at Reception No. 2015083887, City and County of Denver Records and a portion of Lots
32 4 through 5, Block 2, W.H. Clark's Subdivision, being more particularly described as follows:
33

34 Beginning at a point on the east Right-of-Way line of Clarkson St. (60'R.O.W.), also being the
35 northwest corner of said Lot 4, Block 2, W.H. Clark's Subdivision, whence a found Denver Range
36 Monument located at the intersection of E. 52nd Ave. and Clarkson St. bears N.
37 12°16'09" W., a distance of 184.35 feet, said point also being the POINT OF BEGINNING;

- 38 1. Thence along the north line of said Lot 4, Block 2, S. 89°50'44" E., a distance of 3.00 feet;
39
40 2. Thence departing said north line S. 00°15'45" W., a distance of 100.00 feet to the south line of
41 said Lot 5, Block 2, W.H. Clark's Subdivision;
42

1 3. Thence along said south line of Lot 5, Block 2, N. 89°50'44" W., a distance of 3.00 feet to said
2 east Right-of-Way line of Clarkson St. (60'R.O.W.), also being the southwest corner of said Lot 5,
3 Block 2;

4
5 4. Thence along said east right-of-way line, also being the west line of said Lots 4 and 5, Block 1,
6 N. 00°15'45" E., a distance of 100.00 feet to the POINT OF BEGINNING.

7
8 The above-described parcel contains 300 sq. ft. (0.007 acres), more or less.

9
10 **PARCEL NUMBER: TE-23**
11 **5169 CLARKSON ST**
LAND DESCRIPTION

12 A parcel of land of the City and County of Denver, State of Colorado containing 750 sq. ft. (0.017
13 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
14 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
15 recorded at Reception No's. 2007144572 and 2007144573, City and County of Denver Records
16 and a portion of Lots 26 through 27, Block 1, W.H. Clark's Subdivision, being more particularly
17 described as follows:

18
19 Beginning at a point on the west Right-of-Way line of Clarkson St. (60'R.O.W.), also being the east
20 line of said Lot 27, Block 1, W.H. Clark's Subdivision, whence a found Denver Range Point located
21 at the intersection of E. 52nd Ave. and Clarkson St. bears N. 11°02'23" E., a distance of 106.96
22 feet, said point also being the POINT OF BEGINNING;

23 1. Thence along said west right-of-way line, also being the east line of said Lot 27 and Lot 26,
24 Block 1, S. 00°15'45" W., a distance of 75.00 feet to the southeast corner of said Lot 26, Block 1;

25
26 2. Thence along the south line of said Lot 26, Block 1, N. 89°50'44" W., a distance of 10.00 feet;

27
28 3. Thence departing said south line N. 00°15'45" E., a distance of 75.00 feet to the north line of
29 said parcel of land recorded at Reception Number 2007144573;

30
31 4. Thence along said north line of a parcel of land S. 89°50'44" E., a distance of 10.00 feet to the
32 POINT OF BEGINNING.

33
34 The above-described parcel contains 750 sq. ft. (0.017 acres), more or less.

35
36 **PARCEL NUMBER: TE-24**
37 **5170 CLARKSON ST**
LAND DESCRIPTION

38 A parcel of land of the City and County of Denver, State of Colorado containing 90 sq. ft. (0.002
39 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
40 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
41 recorded at Reception No. 1983041762, City and County of Denver Records and a portion of Lot
42 3, Block 2, W.H. Clark's Subdivision, being more particularly described as follows:

43
44 Beginning at a point on the east Right-of-Way line of Clarkson St. (60' R.O.W.), also being the west

1 line of said Lot 3, Block 2, W.H. Clark's Subdivision, whence a found Denver Range Point located
2 at the intersection of E. 52nd Ave. and Clarkson St. bears N. 14°40'22" W., a distance of 155.20
3 feet, said point also being the POINT OF BEGINNING;

- 4 1. Thence S. 89°50'44" E., a distance of 3.00 feet;
- 5
- 6 2. Thence S. 00°15'45" W., a distance of 30.00 feet to the south line of said Lot 3, Block 2;
- 7
- 8 3. Thence along said south line N. 89°50'44" W., a distance of 3.00 feet to said east Right-of-Way
9 line of E. 52nd Ave. (60' R.O.W.), also being the Southwest Corner of said Lot 3, Block 2;
- 10
- 11 4. Thence along said east right-of-way line, also being the west line of said Lot 3, Block 2, N.
12 00°15'45" E., a distance of 30.00 feet to the POINT OF BEGINNING.
- 13

14 The above-described parcel contains 90 sq. ft. (0.002 acres), more or less.

15 **PARCEL NUMBER: TE-25**
16 **5181 CLARKSON ST**
17 **LAND DESCRIPTION**

18 A parcel of land of the City and County of Denver, State of Colorado containing 32 sq. ft. (0.0007
19 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
20 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
21 recorded at Reception No. 2022011657, City and County of Denver Records and a portion of Lot
22 28, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

23
24 Beginning at a point of intersection with the west Right-of-Way line of Clarkson St. (60' R.O.W.)
25 and the south Right-of-Way line of E. 52nd Ave. (60' R.O.W.), also being the northeast corner of
26 said Lot 28, Block 1, W.H. Clark's Subdivision, whence a found Denver Range Point located at the
27 intersection of E. 52nd Ave and Clarkson St. bears N. 33°54'54" E., a distance of 36.09 feet, said
28 point also being the POINT OF BEGINNING;

- 29 1. Thence along said west Right-of-Way line of Clarkson St. (60' R.O.W.), also being the east line
30 of said Lot 28, Block 1, S. 00°15'45" W., a distance of 10.00 feet;
- 31
- 32 2. Thence departing said west right-of-way line N. 89°50'48" W., a distance of 2.00 feet;
- 33
- 34 3. Thence N. 00°15'45" E., a distance of 8.00 feet;
- 35
- 36 4. Thence N. 89°50'48" W., a distance of 6.00 feet;
- 37
- 38 5. Thence N. 00°15'45" E., a distance of 2.00 feet to said south Right-of-Way line of E. 52nd Ave.
39 (60' R.O.W.), also being the north line of said Lot 28, Block 1;
- 40
- 41 6. Thence along said south right-of-way line S. 89°50'48" E., a distance of 8.00 feet to the POINT
42 OF BEGINNING.
- 43

44 The above-described parcel contains 32 sq. ft. (0.0007 acres), more or less.

1 **PARCEL NUMBER: TE-26**
2 **5190 CLARKSON ST**
3 **LAND DESCRIPTION**

4 A parcel of land of the City and County of Denver, State of Colorado containing 300 sq. ft. (0.007
5 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
6 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
7 recorded at Reception No. 2021235561, City and County of Denver Records and a portion of Lot
8 1, Block 2, W.H. Clark's Subdivision, being more particularly described as follows:
9

10 Beginning at a point of intersection with the east Right-of-Way line of Clarkson St. (60' R.O.W.) and
11 the south Right-of-Way line of E. 52nd Ave. (60' R.O.W.), also being the northwest corner of said
12 Lot 1, Block 2, W.H. Clark's Subdivision, whence a found Denver Range Point located at the
13 intersection of E. 52nd Ave and Clarkson St. bears N. 52°55'59" W., a distance of 49.96 feet, said
14 point also being the POINT OF BEGINNING;

15 1. Thence along said south Right-of-Way line of E. 52nd Ave. (60' R.O.W.), also being the north line
16 of said Lot 1, Block 2, S. 89°50'48" E., a distance of 6.00 feet;
17

18 2. Thence departing said south Right-of-Way line S. 00°15'45" W., a distance of 50.00 feet to the
19 south line of said Lot 1, Block 2;
20

21 3. Thence along said south line N. 89°50'44" W., a distance of 6.00 feet to said east Right-of-Way
22 line of Clarkson St. (60' R.O.W.), also being the Southwest Corner of said Lot 1, Block 2;
23

24 4. Thence along said east right-of-way line, also being the west line of said Lot 1, Block 2, N.
25 00°15'45" E., a distance of 50.00 feet to the POINT OF BEGINNING.
26

27 The above-described parcel contains 300 sq. ft. (0.007 acres), more or less.

28 **PARCEL NUMBER: TE-27**
29 **5194 WASHINGTON ST**
30 **LAND DESCRIPTION**

31 A parcel of land of the City and County of Denver, State of Colorado containing 125 sq. ft. (0.003
32 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68
33 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land
34 recorded at Reception No. 2015042542, City and County of Denver Records and a portion of Lot
35 1, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:
36

37 Beginning at a point of intersection with the east Right-of-Way line of Washington St. (R.O.W.
38 Varies) and the south Right-of-Way line of E. 52nd Ave. (60' R.O.W.), also being the northwest
39 corner of said Lot 1, Block 1, W.H. Clark's Subdivision, whence a found Denver Range Point
40 located at the intersection of E. 52nd Ave and Washington St. bears N. 09°15'35" W., a distance of
41 30.41 feet, said point also being the POINT OF BEGINNING;

42 1. Thence along said south Right-of-Way line of E. 52nd Ave. (60' R.O.W.),
43 S. 89°50'48" E., a distance of 125.15 feet to the northeast corner of said Lot 1, Block 1;
44

- 1 2. Thence along the east line of said Lot 1, Block 1, S. 00°14'41" W., a distance of 1.00 feet;
- 2
- 3 3. Thence departing said east line N. 89°50'48" W., a distance of 125.15 feet to said east Right-of-
- 4 Way line of Washington St. (R.O.W. Varies), also being the west line of said Lot 1, Block 1;
- 5
- 6 4. Thence along said east right-of-way line N. 00°13'38" E., a distance of 1.00 feet to the POINT
- 7 OF BEGINNING.
- 8

9 The above-described parcel contains 125 sq. ft. (0.003 acres), more or less.

10
11 **Section 2.** That the Council finds and determines that property interests in these properties
12 are needed and required for the following public uses and public purposes: as part of the 51st
13 Avenue: Logan Street to Emerson Street project ("Project") that includes a bike lane, new sidewalks,
14 and a realignment of the intersection at Washington and 51st Avenue. A new traffic signal at 51st
15 and Washington will provide pedestrian crossing. Sidewalks will be installed along Clarkson Street
16 and the south side of 52nd Street as part of this effort.

17 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,
18 in accordance with applicable federal, state, and City laws and rules and regulations adopted
19 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,
20 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including
21 without limitation, general outdoor advertising devices, buildings, and access points) and any other
22 rights, interests, and appurtenances thereto. Such authority includes the taking of all actions
23 necessary to do so without further action by City Council, including but not limited to: conducting
24 negotiations, executing all related agreements, making all necessary payments, taking any and all
25 actions required by law before instituting condemnation proceedings, allowing the temporary use of
26 City-owned land and conveying all or a portion of any City-owned land, including remnants, by
27 quitclaim deed, permanent or temporary easements, leases, licenses and permits.

28 **Section 4.** That if the interested parties do not agree upon the compensation to be paid for
29 the needed property interests, the owner or owners of the property are incapable of consenting, the
30 name or residence of any owner is unknown, or any of the owners are non-residents of the State,
31 then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized
32 and empowered to exercise the City and County of Denver's eminent domain powers by instituting
33 and, as necessary, prosecuting to conclusion proceedings under Article 1, Title 38, Colorado
34 Revised Statutes, to acquire needed property interests upon, through, over, under and along the
35 above-described property as necessary for the purposes set forth in Section 2 above.

36 **Section 5.** That the Council finds and determines that the Denver Department of

1 Transportation and Infrastructure and federal and state agencies may find the need to alter the
2 nature of the property interests or the legal descriptions of the properties referred to in this Ordinance
3 and may continue to do so in order to meet the needs of the Project. Council authorizes the Mayor,
4 including his duly authorized representatives, in accordance with applicable federal, state, and City
5 laws and rules and regulations adopted pursuant thereto, to acquire the property as the property
6 interests and legal descriptions are altered in accordance with the means authorized in this
7 Ordinance.


8 **Section 6.** That the Council hereby finds and determines that to improve the safety and
9 operation of pedestrians, bicycles and vehicles in the vicinity of the Project, it may be necessary to
10 rebuild, modify, remove, and relocate existing access points to streets located in the vicinity of the
11 Project.

12 **Section 7.** That the Council authorizes the City to acquire through negotiated purchase or
13 condemnation all or any portion of any property interest as needed for the 51st Avenue project from
14 Logan to Emerson. This includes easement interests, access rights, improvements, buildings,
15 fixtures, licenses, and permits as part of the Project.

16 **Section 8.** That the City Council hereby finds and determines that the Project is necessary
17 for the health, safety, and welfare of the public.

18
19 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
20

1 COMMITTEE APPROVAL DATE: May 2, 2023 by Consent
2 MAYOR-COUNCIL DATE: May 9, 2023
3 PASSED BY THE COUNCIL: _____ May 22, 2023

4  _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Johna M. Varty, Assistant City Attorney DATE: May 11, 2023

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 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 Kerry Tipper, Denver City Attorney

17
18 BY:  _____, Assistant City Attorney DATE: _____ May 11, 2023