

**BY AUTHORITY**

RESOLUTION NO. CR13-0751  
SERIES OF 2013

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Accepting and approving the plat of Stapleton Filing No. 34.**

**WHEREAS**, the property owners of the following described land, territory or real property situate, lying and being in the City and County of Denver, State of Colorado, to wit:

A part of Tract C and a part of Lot 2, Block 1, Stapleton Filing No. 1, recorded at Reception Number 2001043012, in the Clerk and Recorder's Office of the City and County of Denver; and a part of the South Half of Section 21 and a part of the North Half of Section 28, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

**COMMENCING** at the South Quarter Corner of said Section 21;  
thence South 49°15'02" West a distance of 994.14 feet to the southeast corner of Lot 1, said Block 1 and the **POINT OF BEGINNING**;

thence along the easterly line of said Lot 1 the following three (3) courses:

1. North 00°00'00" East a distance of 211.35 feet;
2. South 90°00'00" East a distance of 87.50 feet;
3. North 00°00'00" East a distance of 968.89 feet to the northeast corner of said Lot 1;

thence along the northerly line said Stapleton Filing No. 1 the following two (2) courses:

1. South 80°13'01" East a distance of 21.81 feet to a point of non-tangent curvature;
2. along the arc of a non-tangent curve to the left having a radius of 5882.88 feet, a central angle of 03°18'17", an arc length of 339.32 feet, and whose chord bears South 81°07'52" East a distance of 339.28 feet to the northeast corner of said Stapleton Filing No. 1 and the southerly right-of-way line of the Union Pacific Railroad, as shown on the Roydale to Denver Map, C.E. Drawing 80430;

thence along said southerly right-of-way line of the Union Pacific Railroad the following two (2) courses:

1. along the arc of a curve to the left having a radius of 5882.88 feet, a central angle of 02°48'30", an arc length of 288.35 feet and whose chord bears South 84°11'15" East a distance of 288.32 feet;
2. South 84°51'15" East a distance of 1509.68 feet to the northwest corner of Tract B (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 2 as recorded at Reception Number 2012165500 in said Clerk and Recorder's Office;

thence along the westerly line of said Tract B (Future R.O.W for Central Park Blvd.) the following four (4) courses:

1. South 39°46'57" West a distance of 153.43 feet;
2. South 45°19'24" West a distance of 308.01 feet to a point of curvature;

- 1 3. along the arc of a curve to the left having a radius of 700.00 feet, a central angle of 45°19'24",  
2 an arc length of 553.73 feet, and whose chord bears South 22°39'42" West a distance of  
3 539.40 feet;  
4 4. South 00°00'00" East a distance of 130.15 feet to the northerly line of Tract C, Stapleton Filing  
5 No. 18, recorded at Reception Number 2006167967 in said Clerk and Recorder's Office;

6  
7 thence along said northerly line of Tract C the following two (2) courses:

- 8 1. North 90°00'00" West a distance of 1646.50 feet;  
9 2. North 87°30'13" West a distance of 20.64 feet to the northeast corner of Tract D, said  
10 Stapleton Filing No. 1;

11  
12 thence North 87°30'13" West, along the northerly line of said Tract D, a distance of 42.54 feet to  
13 the **POINT OF BEGINNING**.

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15 Containing 1,949,288 square feet or 44.749 acres, more or less.

16  
17 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,  
18 and have submitted to the Council of the City and County of Denver a plat of such proposed  
19 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,  
20 accompanied by a certificate of title from the attorney for the City and County of Denver.

21 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the  
22 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
23 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
24 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
25 Engineer, the Manager of Community Planning and Development, the Manager of Public Works and  
26 the Manager of Parks and Recreation;

27 **NOW THEREFORE,**

28 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

29 **Section 1.** That the Council hereby finds and determines that said land, territory, or real  
30 property has been platted in strict conformity with the requirements of the Charter of the City and  
31 County of Denver.

32 **Section 2.** That the said plat or map of Stapleton Filing No. 34 be and the same are hereby  
33 accepted by the Council of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: October 24, 2013

2 MAYOR-COUNCIL DATE: October 29, 2013

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8  
9 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney - DATE: October 31, 2013

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
11 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
13 3.2.6 of the Charter.

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15 Douglas J. Friednash, Denver City Attorney

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17 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013