

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-1316  
3 SERIES OF 2023

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Fox Park.**

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

8 A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3  
9 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
10 DENVER, STATE OF COLORADO, ALSO DESCRIBED IN WARRANTY DEED RECORDED  
11 AUGUST 21, 2019 AT RECEPTION NO.

12 2019112556 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID  
13 COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14  
15 BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF WEST 43RD AVENUE, PER  
16 THE VIADUCT ADDITION TO THE CITY OF DENVER, CONSIDERED TO BEAR SOUTH  
17 89°45'13" WEST.

18  
19 **BEGINNING** AT THE SOUTHEAST CORNER OF BLOCK 6, SAID VIADUCT ADDITION,  
20 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3)  
21 COURSES:

22 1. SOUTH 89°45'13" WEST, A DISTANCE OF 286.05 FEET TO THE BEGINNING OF A NON-  
23 TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, THE RADIUS  
24 POINT OF SAID CURVE BEARS SOUTH 16°00'50" WEST;

25 2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°31'13", AN ARC LENGTH OF  
26 28.38 FEET;

27 3. SOUTH 89°45'13" WEST, A DISTANCE OF 31.95 FEET TO THE WESTERLY RIGHT-OF-  
28 WAY OF SAID 43RD AVENUE;

29 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

30 1. SOUTH 00°15'07" EAST, A DISTANCE OF 28.36 FEET TO THE BEGINNING OF A NON-  
31 TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS  
32 POINT OF SAID CURVE BEARS SOUTH 67°11'39" EAST;

33 2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°54'55", AN ARC LENGTH OF  
34 12.14 FEET TO THE CENTERLINE OF VACATED 43RD AVENUE AS DESCRIBED IN  
35 ORDINANCE NUMBER 30, SERIES OF 1943;

36 THENCE, ALONG SAID CENTERLINE SOUTH 89°45'13" WEST, A DISTANCE OF 175.06 FEET  
37 TO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RULE  
38 AND ORDER RECORDED UNDER RECEPTION NO. 2012112161 IN SAID OFFICIAL  
39 RECORDS;

40 THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES:

41 1. NORTH 02°28'59" WEST, A DISTANCE OF 57.22 FEET;

42 2. NORTH 02°23'14" WEST, A DISTANCE OF 4.86 FEET TO THE BEGINNING OF A TANGENT  
43 CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5440.25 FEET;

44 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'25", AN ARC  
45 LENGTH OF 139.92 FEET;

1 4. NORTH 00°54'49" WEST, A DISTANCE OF 54.77 FEET;  
2 5. NORTH 00°10'36" WEST, A DISTANCE OF 471.64 FEET;  
3 6. NORTH 00°20'10" WEST, A DISTANCE OF 70.02 FEET TO THE BEGINNING OF A  
4 TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 37775.14 FEET;  
5 7. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'41", AN ARC  
6 LENGTH OF 216.33 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL  
7 OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO.  
8 2015002275 IN SAID OFFICIAL RECORDS;  
9 THENCE ALONG THE BOUNDARY OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING  
10 THREE (3) COURSES:  
11 1. NORTH 89°19'35" EAST, A DISTANCE OF 13.64 FEET;  
12 2. NORTH 00°42'24" WEST, A DISTANCE OF 26.00 FEET;  
13 3. NORTH 49°12'25" WEST, A DISTANCE OF 18.20 FEET TO THE EASTERLY BOUNDARY OF  
14 SAID RULE AND ORDER;  
15 THENCE ALONG SAID EASTERLY BOUNDARY AND THE NORTHERLY PROLONGATION  
16 THEREOF, THE FOLLOWING SEVEN (7) COURSES:  
17 1. NORTH 00°41'50" WEST, A DISTANCE OF 110.57 FEET;  
18 2. NORTH 11°54'11" EAST, A DISTANCE OF 177.10 FEET TO THE BEGINNING OF A  
19 TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,189.22 FEET;  
20 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'36", AN ARC  
21 LENGTH OF 320.88 FEET;  
22 4. NORTH 03°33'25" WEST, A DISTANCE OF 370.97 FEET;  
23 5. NORTH 03°20'49" WEST, A DISTANCE OF 69.87 FEET;  
24 6. NORTH 05°17'56" EAST, A DISTANCE OF 100.76 FEET;  
25 7. NORTH 00°42'51" EAST, A DISTANCE OF 41.01 FEET TO THE NORTHEASTERLY CORNER  
26 OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED  
27 RECORDED UNDER RECEPTION NO. 2015002278 AND THE SOUTHERLY RIGHT-OF-WAY  
28 OF INTERSTATE 70;  
29 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:  
30 1. SOUTH 69°14'02" EAST, A DISTANCE OF 443.00 FEET;  
31 2. SOUTH 65°53'05" EAST, A DISTANCE OF 541.34 FEET TO THE BEGINNING OF A NON-  
32 TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1432.39 FEET, THE  
33 RADIUS POINT OF SAID CURVE BEARS SOUTH 35°16'37" WEST;  
34 3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°15'40", AN  
35 ARC LENGTH OF 381.53 FEET;  
36 4. SOUTH 42°47'48" EAST, A DISTANCE OF 73.60 FEET TO THE EAST LINE OF THE  
37 SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 22;  
38 THENCE ALONG SAID EAST LINE, SOUTH 00°12'32" EAST, A DISTANCE OF 271.17 FEET;  
39 THENCE DEPARTING SAID EAST LINE, SOUTH 45°03'28" WEST, A DISTANCE OF 1052.79  
40 FEET TO THE WESTERLY RIGHT-OF-WAY OF FOX STREET, AS DEPICTED ON SAID PLAT  
41 OF THE VIADUCT ADDITION;  
42 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°14'47" EAST, A DISTANCE  
43 OF 488.60 FEET TO THE **POINT OF BEGINNING**.

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

48 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the

1 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
2 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
3 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
4 Engineer, the Executive Director of Community Planning and Development, the Executive Director of  
5 the Department of Transportation and Infrastructure and the Executive Director of Parks and  
6 Recreation;

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

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

11 **Section 2.** That the said plat or map of Fox Park be and the same is hereby accepted by the  
12 Council of the City and County of Denver.

13 COMMITTEE APPROVAL DATE: September 26, 2023 by Consent

14 MAYOR-COUNCIL DATE: October 3, 2023 by Consent

15 PASSED BY THE COUNCIL: \_\_\_\_\_

16 \_\_\_\_\_ - PRESIDENT

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER  
20

21 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: October 5, 2023

22 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
23 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
24 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
25 § 3.2.6 of the Charter.

26  
27 Kerry Tipper, Denver City Attorney

28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_