

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-0253  
3 SERIES OF 2018

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of Stapleton Filing No. 50.**

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

8 **PARCEL 1:**

9 A part of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth  
10 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as  
11 follows:

12  
13 **COMMENCING** at the South Quarter Corner of said Section 26;  
14 thence North 57°40'19" West a distance of 2693.66 feet to the northeast corner of Tract AC,  
15 Future R.O.W. for Iola St., Stapleton Filing No. 15 as recorded at Reception Number 2005107063  
16 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF**  
17 **BEGINNING;**

18  
19 thence parallel with the northerly line of Tract M, Stapleton Filing No. 16 as recorded at Reception  
20 Number 2012018815 in said Clerk and Recorder's Office the following two (2) courses:

- 21 1. South 90°00'00" East a distance of 46.36 feet to a point of curve;
- 22 2. along the arc of a curve to the right having a radius of 549.00 feet, a central angle of  
23 26°44'23", an arc length of 256.22 feet and whose chord bears South 76°37'48" East a  
24 distance of 253.90 feet to the westerly line of Tract A, Future R.O.W. for Ironton St., said  
25 Stapleton Filing No. 16;

26  
27 thence North 28°16'03" East, along said westerly line of Tract A, Future R.O.W. for Ironton St., a  
28 distance of 73.62 feet to the southerly right-of-way line of Havana Way as described in Ordinance  
29 127, Series of 1954 and recorded in Book 7504 at Page 176 in said Clerk and Recorder's Office;  
30 thence North 45°42'14" West, along said southerly right-of-way line of Havana Way as described  
31 in Ordinance 127, Series of 1954 and recorded in Book 7504 at Page 176, a distance of 351.38  
32 feet to the most easterly corner of Tract AD, Future R.O.W. for Martin Luther King, Jr. Blvd, said  
33 Stapleton Filing No. 15;

34  
35 thence along the easterly line of said Stapleton Filing No. 15 the following six (6) courses:

- 36 1. South 45°42'07" West a distance of 42.66 feet to the most southerly corner of said Tract  
37 AD, Future R.O.W. for Martin Luther King, Jr. Blvd.;
- 38 2. North 44°17'53" West, along the southwesterly line of said Tract AD, Future R.O.W. for  
39 Martin Luther King, Jr. Blvd., a distance of 6.06 feet to the most easterly corner of Tract  
40 BB, Future R.O.W. for Iola St. and a point of non-tangent curve;
- 41 3. along the arc of a curve to the left having a radius of 194.00 feet, a central angle of  
42 41°37'30", an arc length of 140.94 feet and whose chord bears South 20°48'45" West a  
43 distance of 137.86 feet;

- 1 4. South 00°00'00" East a distance of 15.70 feet to the southeast corner of said Tract BB,  
2 Future R.O.W. for Iola St. and a point on the northerly line of Tract J, Future R.O.W. for  
3 29th Dr.;
- 4 5. South 90°00'00" East a distance of 7.00 feet to the northeast corner of said Tract J, Future  
5 R.O.W. for 29th Dr.;
- 6 6. South 00°00'00" East a distance of 81.50 feet to the **POINT OF BEGINNING**.

7  
8 Containing 54,732 square feet or 1.256 acres, more or less.

9  
10 **TOGETHER WITH PARCEL 2:**

11 A part of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth  
12 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as  
13 follows:

14  
15 **COMMENCING** at the South Quarter Corner of said Section 26;

16 thence North 53°36'11" West a distance of 2364.46 feet to the northeast corner of Tract A, Future  
17 R.O.W. for Ironton St., Stapleton Filing No. 16 as recorded at Reception Number 2012018815 in  
18 the Clerk and Recorder's Office of said City and County of Denver and a point on the southerly  
19 right-of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded  
20 in Book 7504 at Page 176 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

21  
22 thence along said southerly right-of-way line of Havana Way as described in Ordinance No. 127,  
23 Series of 1954 and recorded in Book 7504 at Page 176 the following three (3) courses:

- 24 1. South 45°42'14" East a distance of 119.55 feet to a point of curve;
- 25 2. along the arc of a curve to the left having a radius of 1196.00 feet, a central angle of  
26 50°24'41", an arc length of 1052.29 feet and whose chord bears South 70°54'34" East a  
27 distance of 1018.68 feet;
- 28 3. North 83°53'05" East a distance of 31.92 feet to the northwest corner of Tract B, Future  
29 R.O.W. for Kingston St., Stapleton Filing No. 35 as recorded at Reception Number  
30 2012065645 in said Clerk and Recorder's Office;

31  
32 thence South 05°00'00" East, along the westerly line of said Tract B, Future R.O.W. for Kingston  
33 St., a distance of 50.01 feet to the northeast corner of Lot 11, Block 1, said  
34 Stapleton Filing No. 35;

35  
36 thence along the northerly line of said Stapleton Filing No. 35 the following two (2) courses:

- 37 1. South 83°53'05" West a distance of 30.94 feet to a point of curve;
- 38 2. along the arc of a curve to the right having a radius of 1246.00 feet, a central angle of  
39 48°33'30", an arc length of 1055.99 feet and whose chord bears North 71°50'10" West a  
40 distance of 1024.67 feet to the northeast corner of Tract N, said Stapleton Filing No. 16;

41  
42 thence along the northerly line of said Stapleton Filing No. 16 the following three (3) courses:

- 43 1. along the arc of a curve to the right having a radius of 1246.00 feet, a central angle of  
44 2°58'48", an arc length of 64.81 feet and whose chord bears North 46°04'01" West a  
45 distance of 64.80 feet to a point of reverse curve;
- 46 2. along the arc of a curve to the left having a radius of 400.00 feet, a central angle of  
47 11°21'42", an arc length of 79.32 feet and whose chord bears North 50°15'28" West a

- 1 distance of 79.19 feet to the northwest corner of Lot 1, Block 2, said Stapleton Filing No. 16  
2 and a point on the easterly line of said Tract A, Future R.O.W. for Ironton St.;
- 3 3. North 28°16'03" East, along said easterly line of said Tract A, Future R.O.W. for Ironton St.,  
4 a distance of 58.31 feet to the **POINT OF BEGINNING**.

5  
6 Containing 61,033 square feet or 1.401 acres, more or less.

7  
8 **TOGETHER WITH PARCEL 3:**

9 A part of the Southwest Quarter of Section 26, Township 3 South, Range 67 West of the Sixth  
10 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as  
11 follows:

12  
13 **COMMENCING** at the South Quarter Corner of said Section 26;

14 thence North 37°09'32" West a distance of 1251.00 feet to the northeast corner of Tract B, Future  
15 R.O.W. for Kingston St., Stapleton Filing No. 35 as recorded at Reception Number 2012065645 in  
16 the Clerk and Recorder's Office of said City and County of Denver and a point on the southerly  
17 right-of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded  
18 in Book 7504 at Page 176 in said Clerk and Recorder's Office and the **POINT OF BEGINNING**;

19  
20 thence along said southerly right-of-way line of Havana Way as described in Ordinance 127,  
21 Series of 1954 and recorded in Book 7504 at Page 176 the following two (2) courses:

- 22 1. North 83°53'05" East a distance of 656.67 feet to a point of curve;
- 23 2. along the arc of a curve to the right having a radius of 624.10 feet, a central angle of  
24 4°55'00", an arc length of 53.55 feet and whose chord bears North 86°20'35" East a  
25 distance of 53.54 feet to the northwest corner of Tract B, Future R.O.W. for Lima St.,  
26 Stapleton Filing No. 40 as recorded at Reception Number 2013109191 in said Clerk and  
27 Recorder's Office;

28  
29 thence along the northerly line of said Stapleton Filing No. 40 the following three (3) courses:

- 30 1. South 00°00'00" East, along the westerly line of said Tract B, Future R.O.W. for Lima St., a  
31 distance of 67.96 feet to the northeast corner of Lot 25, Block 1, said Stapleton Filing No.  
32 40 and a point of non-tangent curve;
- 33 2. along the arc of a curve to the left having a radius of 1097.50 feet, a central angle of  
34 10°55'07", an arc length of 209.14 feet and whose chord bears South 89°20'38" West a  
35 distance of 208.83 feet;
- 36 3. South 83°53'05" West a distance of 374.99 feet to the northeast corner of Tract U, said  
37 Stapleton Filing No. 35;

38  
39 thence along the northerly line of said Stapleton Filing No. 35 the following two (2) courses:

- 40 1. South 83°53'05" West a distance of 121.02 feet to the northwest corner of Lot 1, Block 2,  
41 said Stapleton Filing No. 35 and a point on the easterly line of said Tract B, Future R.O.W.  
42 for Kingston St., said Stapleton Filing No. 35;
- 43 2. North 05°00'00" West, along said easterly line of Tract B, Future R.O.W. for Kingston St., a  
44 distance of 50.01 feet to the **POINT OF BEGINNING**.

45  
46 Containing 36,762 square feet or 0.844 acres, more or less.

1 **TOGETHER WITH PARCEL 4:**

2 A part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth  
3 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as  
4 follows:

5  
6 **COMMENCING** at the South Quarter Corner of said Section 26;  
7 thence North 00°47'24" East a distance of 1068.52 feet to the northeast corner of Tract B, Future  
8 R.O.W. for Lima St., Stapleton Filing No. 40 as recorded at Reception Number 2013109191 in the  
9 Clerk and Recorder's Office of said City and County of Denver and a point on the southerly right-  
10 of-way line of Havana Way as described in Ordinance No. 127, Series of 1954 and recorded in  
11 Book 7504 at Page 176 in said Clerk and Recorder's Office and the **POINT OF BEGINNING;**

12  
13 thence along said southerly right-of-way line of Havana Way as described in Ordinance 127,  
14 Series of 1954 and recorded in Book 7504 at Page 176 and along the arc of a curve to the right  
15 having a radius of 624.10 feet, a central angle of 47°30'13", an arc length of 517.44 feet and  
16 whose chord bears South 61°33'58" East a distance of 502.74 feet to the northeast corner of Lot  
17 1, Block 2, said Stapleton Filing No. 40 and a point of non-tangent curve;

18  
19 thence along the northerly line of said Stapleton Filing No. 40 the following two (2) courses:  
20 1. along the arc of a curve to the left having a radius of 1097.50 feet, a central angle of  
21 24°50'58", an arc length of 475.99 feet and whose chord bears North 69°24'33" West a  
22 distance of 472.27 feet to the northwest corner of Lot 2, said Block 2;  
23 2. North 00°00'00" West, along the easterly line of said Tract B, Future R.O.W. for Lima St., a  
24 distance of 73.29 feet to the **POINT OF BEGINNING.**

25  
26 Containing 25,961 square feet or 0.596 acres, more or less.

27  
28 **TOGETHER WITH PARCEL 5:**

29 A part of the Southeast Quarter of Section 26, Township 3 South, Range 67 West of the Sixth  
30 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as  
31 follows:

32  
33 **COMMENCING** at the Southeast Corner of said Section 26;  
34 thence South 89°39'23" West, along the southerly line of said Southeast Quarter of Section 26, a  
35 distance of 60.00 feet to a point 60.00 feet westerly of the easterly line of said Southeast Quarter  
36 of Section 26 and the **POINT OF BEGINNING;**

37  
38 thence South 89°39'23" West, along said southerly line of the Southeast Quarter of Section 26, a  
39 distance of 843.50 feet to a point of non-tangent curve that is 903.50 feet from said Southeast  
40 Corner of Section 26;

41 thence along the arc of a curve to the right having a radius of 1224.00 feet, a central angle of  
42 11°03'53", an arc length of 236.37 feet and whose chord bears North 62°27'02" West a distance  
43 of 236.01 feet;

44 thence North 56°55'06" West a distance of 80.45 feet;

45 thence South 33°04'54" West a distance of 23.00 feet;

46 thence North 56°55'06" West a distance of 76.00 feet;

47 thence North 33°04'54" East a distance of 23.00 feet;

48 thence North 56°55'06" West a distance of 789.47 feet;

49 thence South 33°04'54" West a distance of 52.57 feet to a point of curve;

1 thence along the arc of a curve to the left having a radius of 293.00 feet, a central angle of  
2 19°04'48", an arc length of 97.57 feet and whose chord bears South 23°32'30" West a distance of  
3 97.12 feet to the northeasterly right-of-way line of Havana Way as described in Ordinance 127,  
4 Series of 1954 and recorded in Book 7504 at Page 176 in the Clerk and Recorder's Office of said  
5 City and County of Denver and a point of non-tangent curve;  
6 thence along said northeasterly right-of-way line of Havana Way as described in Ordinance 127,  
7 Series of 1954 and recorded in Book 7504 at Page 176 and along the arc of a curve to the left  
8 having a radius of 724.10 feet, a central angle of 39°43'49", an arc length of 502.11 feet and  
9 whose chord bears North 24°20'28" West a distance of 492.11 feet to a point of non-tangent  
10 curve;  
11 thence along the arc of a curve to the right having a radius of 1215.00 feet, a central angle of  
12 02°10'43", an arc length of 46.20 feet and whose chord bears South 58°00'27" East a distance of  
13 46.20 feet;  
14 thence South 56°55'06" East a distance of 257.27 feet;  
15 thence North 33°04'54" East a distance of 7.25 feet;  
16 thence South 56°55'06" East a distance of 125.62 feet;  
17 thence South 33°04'54" West a distance of 7.25 feet;  
18 thence South 56°55'06" East a distance of 740.69 feet;  
19 thence North 33°04'54" East a distance of 7.50 feet;  
20 thence South 56°55'06" East a distance of 125.43 feet;  
21 thence South 33°04'54" West a distance of 7.50 feet to a point of non-tangent curve;  
22 thence along the arc of a curve to the left having a radius of 1182.50 feet, a central angle of  
23 20°37'01", an arc length of 425.50 feet and whose chord bears South 67°13'36" East a distance  
24 of 423.21 feet;  
25 thence North 12°27'53" East a distance of 7.50 feet to a point of non-tangent curve;  
26 thence along an arc of a curve to the left having a radius of 1175.00 feet, a central angle of  
27 05°48'12", an arc length of 119.01 feet and whose chord bears South 80°26'13" East a distance  
28 of 118.96 feet;  
29 thence South 06°39'41" West a distance of 7.50 feet to a point of non-tangent curve;  
30 thence along an arc of a curve to the left having a radius of 1182.50 feet, a central angle of  
31 6°39'41", an arc length of 137.48 feet and whose chord bears South 86°40'09" East a distance of  
32 137.41 feet;  
33 thence South 89°59'47" East a distance of 197.87 feet;  
34 thence North 83°20'58" East a distance of 21.70 feet;  
35 thence North 90°00'00" East a distance of 147.19 feet;  
36 thence North 45°01'27" East a distance of 23.97 feet to a point 60.00 feet westerly of said easterly  
37 line of the Southeast Quarter of Section 26;  
38 thence South 00°54'42" East, parallel with and 60.00 feet westerly of said easterly line of the  
39 Southeast Quarter of Section 26, a distance of 57.23 feet to the **POINT OF BEGINNING**.

40  
41 Containing 225,800 square feet or 5.184 acres, more or less.

42  
43 Resulting in a total area of 404,288 square feet or 9.281 acres, more or less.

44  
45 **BASIS OF BEARING:** Bearings are based on the southerly line of the Southeast Quarter of  
46 Section 26, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of  
47 Denver, State of Colorado, bearing North 89°39'23" East based on NAD 83/92 Colorado Central  
48 Zone State Plane Coordinates. The South Quarter corner of said Section 26 is a found 3-1/4"  
49 aluminum cap in a monument box Stamped: URS CORP PLS 20683. The Southeast corner of  
50 said Section 26 is a found 3" brass cap in a monument box Stamped: City of Aurora 16419

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

5 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of the  
6 City and County of Denver and said City Engineer has certified as to the accuracy of said survey and  
7 said plat or map and their conformity with the requirements of Chapter 49, Article III of the Revised  
8 Municipal Code of the City and County of Denver, and said plat has been approved by the City  
9 Engineer, the Executive Director of Community Planning and Development, the Executive Director of  
10 Public Works and the Executive Director of Parks and Recreation;

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

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

15 **Section 2.** That the said plat or map of Stapleton Filing No. 50 be and the same are hereby  
16 accepted by the Council of the City and County of Denver.

17 COMMITTEE APPROVAL DATE: March 13, 2018 by Consent

18 MAYOR-COUNCIL DATE: March 20, 2018

19 PASSED BY THE COUNCIL: \_\_\_\_\_

20 \_\_\_\_\_ - PRESIDENT

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER  
24

25 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: March 22, 2018

26 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the  
27 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
28 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
29 3.2.6 of the Charter.

30  
31 Kristin M. Bronson, Denver City Attorney

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