

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-0271
3 SERIES OF 2017

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Accepting and approving the plat of C.P. Bedrock Filing No. 5.**

6 **WHEREAS**, the property owner 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 A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 21,
9 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY
10 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
11 FOLLOWS:

12 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, WHENCE THE EAST
13 QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00°00'12" EAST, A DISTANCE
14 OF 2656.51 FEET;

15 THENCE, SOUTH 02°43'31" WEST, A DISTANCE OF 1260.34 FEET TO THE WESTERLY
16 RIGHT-OF-WAY OF TOWER ROAD AS DESCRIBED IN RECEPTION NO. 2004109866,
17 BEING THE TRUE POINT OF BEGINNING;

18 THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID TOWER RD., SOUTH 00°00'12"
19 EAST, A DISTANCE OF 122.00 FEET;

20 THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF SAID TOWER ROAD ALONG A
21 NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00",
22 HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET WITH A CHORD
23 BEARING NORTH 45°00'12" WEST A DISTANCE OF 35.36 FEET;

24 THENCE TANGENT TO SAID CURVE, SOUTH 89°59'48" WEST, A DISTANCE OF 505.25
25 FEET TO THE EASTERLY RIGHT-OF-WAY OF YAMPA ST. AS SHOWN ON THE PLAT OF
26 C.P. BEDROCK FILING NO. 2, RECEPTION NO. 2008126679;

27 THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID YAMPA ST., NORTH 00°11'53"
28 WEST, A DISTANCE OF 72.00 FEET;

29 THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID YAMPA ST., NORTH
30 89°59'48" EAST, A DISTANCE OF 505.49 FEET;

31 THENCE ALONG A TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
32 90°00'00", HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET WITH
33 A CHORD BEARING NORTH 44°59'48" EAST, A DISTANCE OF 35.36 FEET TO THE
34 EASTERLY RIGHT-OF-WAY OF SAID TOWER RD., BEING THE TRUE POINT OF
35 BEGINNING;

36 CONTAINING 0.88 ACRES (38454 SQ. FT.), MORE OR LESS

1 propose to lay out, plat and subdivide said land, territory or real property into right-of-way, 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 dedicating the right-of-way
5 and public utilities easements as shown thereon.

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

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

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

16 **Section 2.** That the said plat or map of C.P. Bedrock Filing No. 5 and dedicating to the City
17 and County of Denver the right-of-way and public utilities easements, as shown thereon, be and the
18 same are hereby accepted by the Council of the City and County of Denver.

19 COMMITTEE APPROVAL DATE: February 28, 2017

20 MAYOR-COUNCIL DATE: March 7, 2017

21 PASSED BY THE COUNCIL: _____

22 _____ - PRESIDENT

23 ATTEST: _____ - CLERK AND RECORDER,
24 EX-OFFICIO CLERK OF THE
25 CITY AND COUNTY OF DENVER
26

27 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 9, 2017

28 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
29 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
30 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
31 3.2.6 of the Charter.

32
33 Kristin M. Bronson, Denver City Attorney

34 BY: _____, Assistant City Attorney DATE: _____