

BY AUTHORITY

RESOLUTION NO. CR22-1521
SERIES OF 2022

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Denver Connection West Filing No. 2.

WHEREAS, the property owner 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 PARCEL OF LAND BEING A PORTION OF "PARCEL B" AS DESCRIBED IN QUIT CLAIM DEED RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 1998013247, CITY AND COUNTY OF DENVER RECORDS, BEING LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR STAMPED CLARK & ASSOC. INC. – LS 4842 – 1993, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A 3.25" ALLOY CAP ON A NO.6 REBAR IN A LOGO BOX STAMPED PLS 14592 – 1995, IS ASSUMED TO BEAR SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 89°54'15" WEST A DISTANCE OF 1907.85 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°05'45" EAST A DISTANCE OF 83.00 FEET TO THE INTERSECTION OF THE EAST LINE OF MEMPHIS STREET AS DESCRIBED PER THE PLAT OF DENVER CONNECTION WEST FILING NO. 1 RECORDED UNDER RECEPTION NO. 2016106834 AND THE SOUTH LINE OF GREEN VALLEY RANCH BLVD AS DESCRIBED UNDER RECEPTION NO. 1994070394, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID DENVER CONNECTION WEST FILING NO. 1 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF GREEN VALLEY RANCH BOULEVARD, NORTH 89°54'15" EAST, PARALLEL WITH AND 83.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 20, A DISTANCE OF 906.37 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1992059379, CITY AND COUNTY OF DENVER RECORDS, SAID WESTERLY LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF PENA BOULEVARD;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 8640.00 FEET, CENTRAL ANGLE OF 00°54'04", AN ARC LENGTH OF 135.89 FEET AND WHOSE CHORD BEARS SOUTH 00°39'32" WEST A DISTANCE OF 135.89 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°12'30" WEST, A

1 DISTANCE OF 1370.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOLLING
2 DRIVE AS SHOWN ON GATEWAY PARK IV-FILING NO. 5 RECORDED UNDER RECEPTION
3 NO. 2000051305, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF
4 AIRPORT WAY, ALSO SHOWN ON SAID GATEWAY PARK IV-FILING NO. 5;
5 THENCE DEPARTING SAID WESTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-
6 WAY OF BOLLING DRIVE, SOUTH 89°39'33" WEST, A DISTANCE OF 925.41 FEET TO THE
7 EASTERLY RIGHT-OF-WAY OF MEMPHIS STREET AS SHOWN ON SAID DENVER
8 CONNECTION WEST FILING NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER
9 OF SAID DENVER CONNECTION WEST FILING NO.1;

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11 THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MEMPHIS
12 STREET THE FOLLOWING FOUR (4) COURSES;

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14 1. NORTH 00°05'45" WEST, A DISTANCE OF 1388.21 FEET;
15 2. NORTH 12°20'41" EAST, A DISTANCE OF 60.34 FEET;
16 3. NORTH 00°05'45" WEST, A DISTANCE OF 48.14 FEET;
17 4. NORTH 44°54'15" EAST, A DISTANCE OF 21.35 FEET TO THE POINT OF BEGINNING.

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19 SAID PARCEL CONTAINING 1,400,622 SQUARE FEET OR 32.154 ACRES MORE OR LESS
20 proposes to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
21 and have submitted to the Council of the City and County of Denver a plat of such proposed
22 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
23 accompanied by a certificate of title from the attorney for the City and County of Denver; and
24 dedicating the streets, avenues, easements, public utilities and telecommunication easements as
25 shown thereon; and

26 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
27 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
28 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the
29 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the
30 City Engineer, the Executive Director of Community Planning and Development, the Executive
31 Director of the Department of Transportation and Infrastructure and the Executive Director of Parks
32 and Recreation;

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

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

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