

BY AUTHORITY

RESOLUTION NO. CR24-0239
SERIES OF 2024

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of C.P. Bedrock Filing No. 8.

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 THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 68.00 FEET;
THENCE SOUTH 89°52'50" WEST, A DISTANCE OF 125.03 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 39.30 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 90°04'48" AND A CHORD WHICH BEARS SOUTH 45°05'12" EAST A CHORD DISTANCE OF 35.38 FEET;
THENCE SOUTH 00°02'48" EAST, A DISTANCE OF 153.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 20.88 FEET, SAID CURVE HAVING A RADIUS OF 834.00 FEET, A CENTRAL ANGLE OF 01°26'03", AND A CHORD WHICH BEARS SOUTH 00°40'14" WEST A CHORD DISTANCE OF 20.88 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°09'57" EAST, A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 130.78 FEET, SAID CURVE HAVING A RADIUS OF 586.00 FEET, A CENTRAL ANGLE OF 12°47'14", AND A CHORD WHICH BEARS SOUTH 06°13'40" WEST A CHORD DISTANCE OF 130.51 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 246.13 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 16°47'18", AND A CHORD WHICH BEARS SOUTH 21°00'56" WEST A CHORD DISTANCE OF 245.25 FEET;
THENCE SOUTH 29°24'35" WEST, A DISTANCE OF 74.06 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 487.92 FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 29°07'15", AND A CHORD WHICH BEARS SOUTH 14°50'59" WEST A CHORD DISTANCE OF 482.69 FEET;
THENCE ALONG A LINE TANGENT TO SAID CURVE, SOUTH 00°17'20" WEST, A DISTANCE OF 309.85 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 97.63 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 06°39'34",

1 AND A CHORD WHICH BEARS SOUTH 03°37'07" WEST A CHORD DISTANCE OF 97.58
2 FEET;
3 THENCE SOUTH 06°56'54" WEST, A DISTANCE OF 785.35 FEET TO A POINT OF
4 CURVATURE;
5 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 107.04
6 FEET, SAID CURVE HAVING A RADIUS OF 877.00 FEET, A CENTRAL ANGLE OF 06°59'35",
7 AND A CHORD WHICH BEARS SOUTH 03°27'06" WEST A CHORD DISTANCE OF 106.97
8 FEET;
9 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°02'17" EAST, A
10 DISTANCE OF 168.54 FEET;
11 THENCE SOUTH 89°57'30" WEST, A DISTANCE OF 687.66 FEET;
12 THENCE NORTH 00°00'53" WEST, A DISTANCE OF 1,043.17 FEET;
13 THENCE SOUTH 89°34'21" WEST, A DISTANCE OF 491.68 FEET;
14 THENCE NORTH 00°08'19" EAST, A DISTANCE OF 1,381.76 FEET TO A POINT OF
15 CURVATURE;
16 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 160.71
17 FEET, SAID CURVE HAVING A RADIUS OF 6,640.00 FEET, A CENTRAL ANGLE OF 01°23'12",
18 AND A CHORD WHICH BEARS NORTH 00°49'55" EAST A CHORD DISTANCE OF 160.71
19 FEET;
20 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°52'50" EAST, A
21 DISTANCE OF 1,520.13 FEET TO THE POINT OF BEGINNING
22 EXCLUDING TRACT B-1 RECORDED AT CP BEDROCK FILING NO. 1 UNDER RECEPTION
23 NO. 2008113595.

24 propose to lay out, plat and subdivide said land, territory or real property into lots, blocks, and a tract,
25 and have submitted to the Council of the City and County of Denver a plat of such proposed
26 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
27 accompanied by a certificate of title from the attorney for the City and County of Denver; and
28 dedicating the streets, avenues, easements, and public utilities and cable television easements as
29 shown thereon; and

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

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

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

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