

BY AUTHORITY

RESOLUTION NO. CR15-0534
SERIES OF 2015

COMMITTEE OF REFERENCE:
Infrastructure & Culture

A RESOLUTION

Accepting and approving the plat of Denver International Business Center Filing No. 5.

WHEREAS, the property owners 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 LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. BEING MONUMENTED BY A #5 REBAR AT THE CENTER ¼ CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" AT THE EAST ¼ CORNER, BEARING S89°57'53"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE SOUTHEAST CORNER DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 4, RECORDED UNDER RECEPTION NO. 2005114056 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD.

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING 70.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 4, S00°40'10"W A DISTANCE OF 586.85 FEET;

THENCE THE FOLLOWING TEN (10) COURSES:

1. N89°51'30"W A DISTANCE OF 808.13 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00', A CENTRAL ANGLE OF 53°30'04" AND AN ARC LENGTH OF 233.44 TO A POINT OF TANGENT;
3. N36°21'26"W A DISTANCE OF 365.65 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 37°08'36" AND AN ARC LENGTH OF 236.62 FEET, TO A POINT OF TANGENT;
5. N73°30'02"W A DISTANCE OF 247.02 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 29°11'47" AND AN ARC LENGTH OF 279.25 FEET, TO A POINT OF TANGENT;
7. S77°18'11"W A DISTANCE OF 256.32 FEET;
8. S81°24'23"W A DISTANCE OF 150.71 FEET;
9. S84°57'42"W A DISTANCE OF 94.06 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 95°46'05" AND AN ARC LENGTH OF 225.65 FEET, TO A POINT OF TANGENT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N00°43'47"E A DISTANCE OF 636.51 FEET, TO THE CENTER ¼ CORNER OF SAID SECTION 4;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N00°43'33"E A DISTANCE OF 63.72 FEET;

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THENCE S79°56'45"E A DISTANCE OF 43.76 FEET;

THENCE S42°08'16"E A DISTANCE OF 48.86 FEET;

THENCE S03°23'33"E A DISTANCE OF 19.92 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE ON SAID NORTH LINE, S89°57'53"E A DISTANCE OF 49.02 FEET;

THENCE THE FOLLOWING THIRTEEN (13) COURSES:

1. S72°55'11"E A DISTANCE OF 129.77 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 87.22 FEET, A CENTRAL ANGLE OF 49°10'35" AND AN ARC LENGTH OF 74.86 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A TANGENT COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 352.84 FEET, A CENTRAL ANGLE 23°44'36" AND AN ARC LENGTH OF 146.22 FEET TO A POINT OF TANGENT;
4. S00°00'00"E A DISTANCE OF 43.14 FEET;
5. S60°36'58"E A DISTANCE OF 96.17 FEET;
6. S85°12'12"E A DISTANCE OF 8.46 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 48°11'07" AND AN ARC LENGTH OF 504.60 FEET, TO A POINT OF TANGENT;
8. S37°01'05"E A DISTANCE OF 8.46 FEET;
9. S76°19'08"E A DISTANCE OF 168.87 FEET;
10. N15°36'50"E A DISTANCE OF 177.32 FEET;
11. N45°04'08"E A DISTANCE OF 270.40 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 36°41'38" AND AN ARC LENGTH OF 224.15 FEET, TO A POINT OF NON-TANGENT;
13. ON A LINE BEING 43.50 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, S89°57'53"E A DISTANCE OF 580.01 FEET, TO A POINT ON THE WESTERLY LINE OF DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 AS RECORDED UNDER RECEPTION NO. 2006114375;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 6 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 4, RECORDED UNDER RECEPTION NO. 2005114056, THE FOLLOWING FOUR (4) COURSES:

1. S00°40'58"W A DISTANCE OF 715.55 FEET;
2. S89°56'04"E A DISTANCE OF 80.00 FEET;
3. N00°40'58"E A DISTANCE OF 51.00 FEET;
4. S89°56'04"E A DISTANCE OF 551.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,636,587 SQUARE FEET OR 37.5709 ACRES

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

1 dedicating the streets, avenues, wastewater easements, and other public places as shown
2 thereon.

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

9 **NOW THEREFORE,**

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

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

14 **Section 2.** That the said plat or map of Denver International Business Center Filing No. 5
15 and dedicating to the City and County of Denver the streets, avenues, wastewater easements, and
16 other public places as shown thereon be and the same are hereby accepted by the Council of the
17 City and County of Denver.

18 COMMITTEE APPROVAL DATE: July 30, 2015 by Consent.

19 MAYOR-COUNCIL DATE: August 4, 2015.

20 PASSED BY THE COUNCIL: _____, 2015

21 _____ - PRESIDENT

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

25
26 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: August 6, 2015

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

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32 D. Scott Martinez, Denver City Attorney

33 BY: _____, Assistant City Attorney DATE: _____, 2015